

Items included in this section are in addition to standard Disclosure Plan requirements (as defined in the Land Sales Act 1984)

Where applicable,  
Easements are shown as: Finished surface levels shown as: ● 66.30

**NOTE:**  
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The dimensions and locations of proposed easements may vary and are subject to final Council approval.

## DISCLOSURE PLAN FOR PROPOSED LOT 301

This plan shows:  
Details of Proposed Lot 301 on the Proposed Reconfiguration Plan BRSS5365-ORC-8-10 dated 24 June 2020, which accompanied an Amendment Application Request for Application Number 1546/2020/PDA, that was originally approved by the Urban Land Development Authority on 20 November 2012 for land described as Lots 3, 5 & 6 on RP180932. The Amendment Application was approved by Ipswich City Council on 19 October 2020 subject to conditions. Further Minor Alterations to the Application Number 1546/2020/PDA were approved by Ipswich City Council on 14 December 2020 & 19 January 2021 subject to conditions.

This Disclosure Plan was prepared in accordance with the Land Sales Act 1984 to enable the sale of proposed lots. This plan should not be used for design purposes as the details shown on this plan may vary from final site conditions.

Retaining Walls are shown as:

Area of Fill shown as:

Fill ranges in depth from 0.0m to 0.8m.

Compaction of fill will be carried out in accordance with Australian Standard AS 3798-2007, with Level 1 certification.

Design surface contours based on A.H.D. datum at an interval of 0.5m, shown as:

Depth of fill contours based on A.H.D. datum at an interval of 0.25m, shown as:

Areas and dimensions shown on this plan are subject to approval by council and registration with the department of resources. Design surface contours, retaining wall heights and fill areas shown hereon have been plotted from data supplied by peak urban on 18/01/2022.

Project:

**AURORA**  
RIPLEY  
STAGE 3

Client:

**ORCHARD (DALEYS) DEVELOPMENTS PTY LTD**

**LandPartners**  
built environment consultants

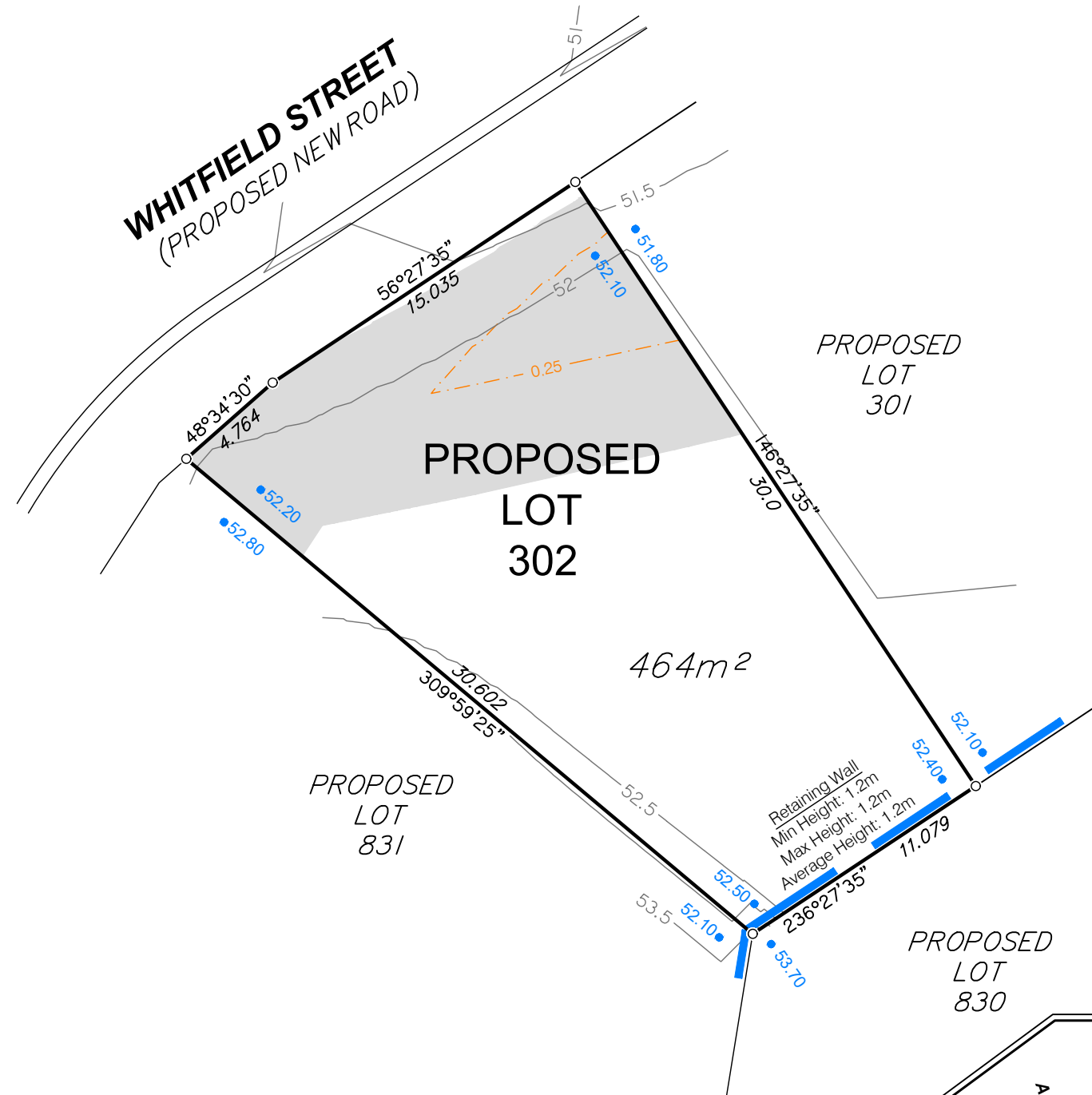
**Brisbane Office**  
Level 1  
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Milton Qld 4064

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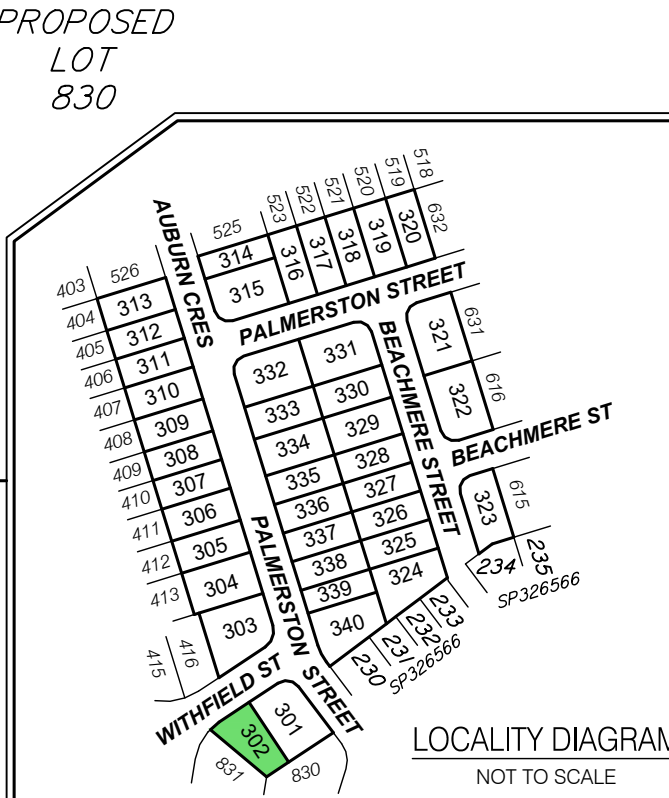
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SCALE	1:250 @ A3		
DRAWN	MIS	DATE	18/01/2022
CHECKED	AJD	DATE	3/02/2022
APPROVED	RG	DATE	3/02/2022

SCALE 1:250 @ A3

UDN  
**BRSS5365-O03-004 - 1**



Retaining Wall  
 Min Height: 1.2m  
 Max Height: 1.2m  
 Average Height: 1.2m



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## DISCLOSURE PLAN FOR PROPOSED LOT 302

This plan shows:  
 Details of Proposed Lot 302 on the Proposed Reconfiguration Plan BRSS5365-ORC-8-10 dated 24 June 2020, which accompanied an Amendment Application Request for Application Number 1546/2020/PDA, that was originally approved by the Urban Land Development Authority on 20 November 2012 for land described as Lots 3, 5 & 6 on RP180932. The Amendment Application was approved by Ipswich City Council on 19 October 2020 subject to conditions. Further Minor Alterations to the Application Number 1546/2020/PDA were approved by Ipswich City Council on 14 December 2020 & 19 January 2021 subject to conditions.

This Disclosure Plan was prepared in accordance with the Land Sales Act 1984 to enable the sale of proposed lots. This plan should not be used for design purposes as the details shown on this plan may vary from final site conditions.

Retaining Walls are shown as:

Area of Fill shown as:

Fill ranges in depth from 0.0m to 0.5m.

Compaction of fill will be carried out in accordance with Australian Standard AS 3798-2007, with Level 1 certification.

Design surface contours based on A.H.D. datum at an interval of 0.5m, shown as:

Depth of fill contours based on A.H.D. datum at an interval of 0.25m, shown as:

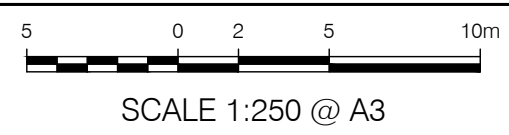
Areas and dimensions shown on this plan are subject to approval by council and registration with the department of resources. Design surface contours, retaining wall heights and fill areas shown hereon have been plotted from data supplied by peak urban on 18/01/2022.

Project:

Client:

**ORCHARD (DALEYS) DEVELOPMENTS PTY LTD**


 <b>LandPartners</b> built environment consultants  Brisbane Office Level 1 18 Little Cribb Street, Milton Qld 4064 PO Box 1399 Milton Qld 4064  p: (07) 3842 1000 f: (07) 3842 1001 e: info@landpartners.com.au w: www.landpartners.com.au  	LEVEL DATUM	AHD
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	SCALE	1:250 @ A3
	DRAWN	MIS
CHECKED	AJD	DATE 3/02/2022
APPROVED	RG	DATE 3/02/2022
UDN	<b>BRSS5365-O03-005 - 1</b>	




**DISCLOSURE PLAN FOR PROPOSED LOT 303**

This plan shows:  
 Details of Proposed Lot 303 on the Proposed Reconfiguration Plan BRSS5365-ORC-8-10 dated 24 June 2020, which accompanied an Amendment Application Request for Application Number 1546/2020/PDA, that was originally approved by the Urban Land Development Authority on 20 November 2012 for land described as Lots 3, 5 & 6 on RP180932. The Amendment Application was approved by Ipswich City Council on 19 October 2020 subject to conditions. Further Minor Alterations to the Application Number 1546/2020/PDA were approved by Ipswich City Council on 14 December 2020 & 19 January 2021 subject to conditions.

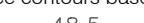
This Disclosure Plan was prepared in accordance with the Land Sales Act 1984 to enable the sale of proposed lots. This plan should not be used for design purposes as the details shown on this plan may vary from final site conditions.


Retaining Walls are shown as: 

Area of Fill shown as: 

Fill ranges in depth from 0.0m to 1.3m.

Compaction of fill will be carried out in accordance with Australian Standard AS 3798-2007, with Level 1 certification.

Design surface contours based on A.H.D. datum at an interval of 0.5m, shown as: 

Depth of fill contours based on A.H.D. datum at an interval of 0.25m, shown as: 

Areas and dimensions shown on this plan are subject to approval by council and registration with the department of resources. Design surface contours, retaining wall heights and fill areas shown hereon have been plotted from data supplied by peak urban on 18/01/2022.

Project: **STAGE 3**

Client: **ORCHARD (DALEYS) DEVELOPMENTS PTY LTD**



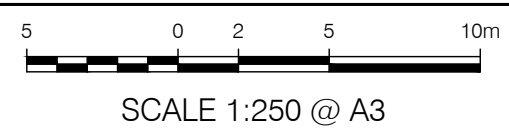
**LANDPARTNERS**  
built environment consultants

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18 Little Cribb Street,  
Milton Qld 4064  
PO Box 1399  
Milton Qld 4064

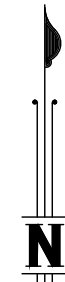
p: (07) 3842 1000  
f: (07) 3842 1001  
e: info@landpartners.com.au  
w: www.landpartners.com.au



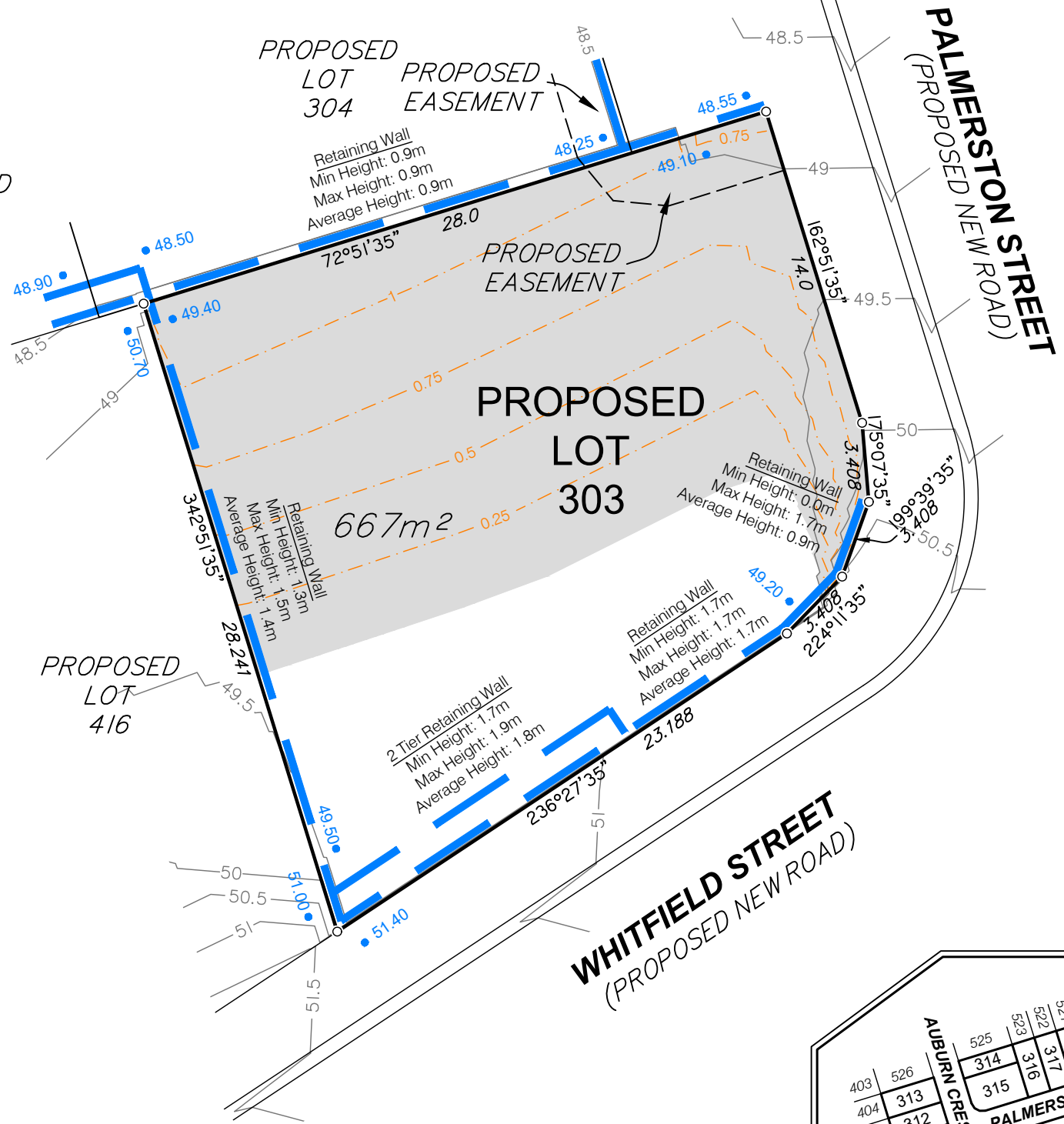
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COMPUTER FILE	BRSS5365-O03-3-3
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DRAWN	AJD DATE 21/07/2022
CHECKED	RGGA DATE 21/07/2022
APPROVED	RGGA DATE 21/07/2022



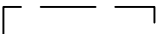

UDN  
**BRSS5365-O03- 006 - 3**



PROPOSED LOT 413

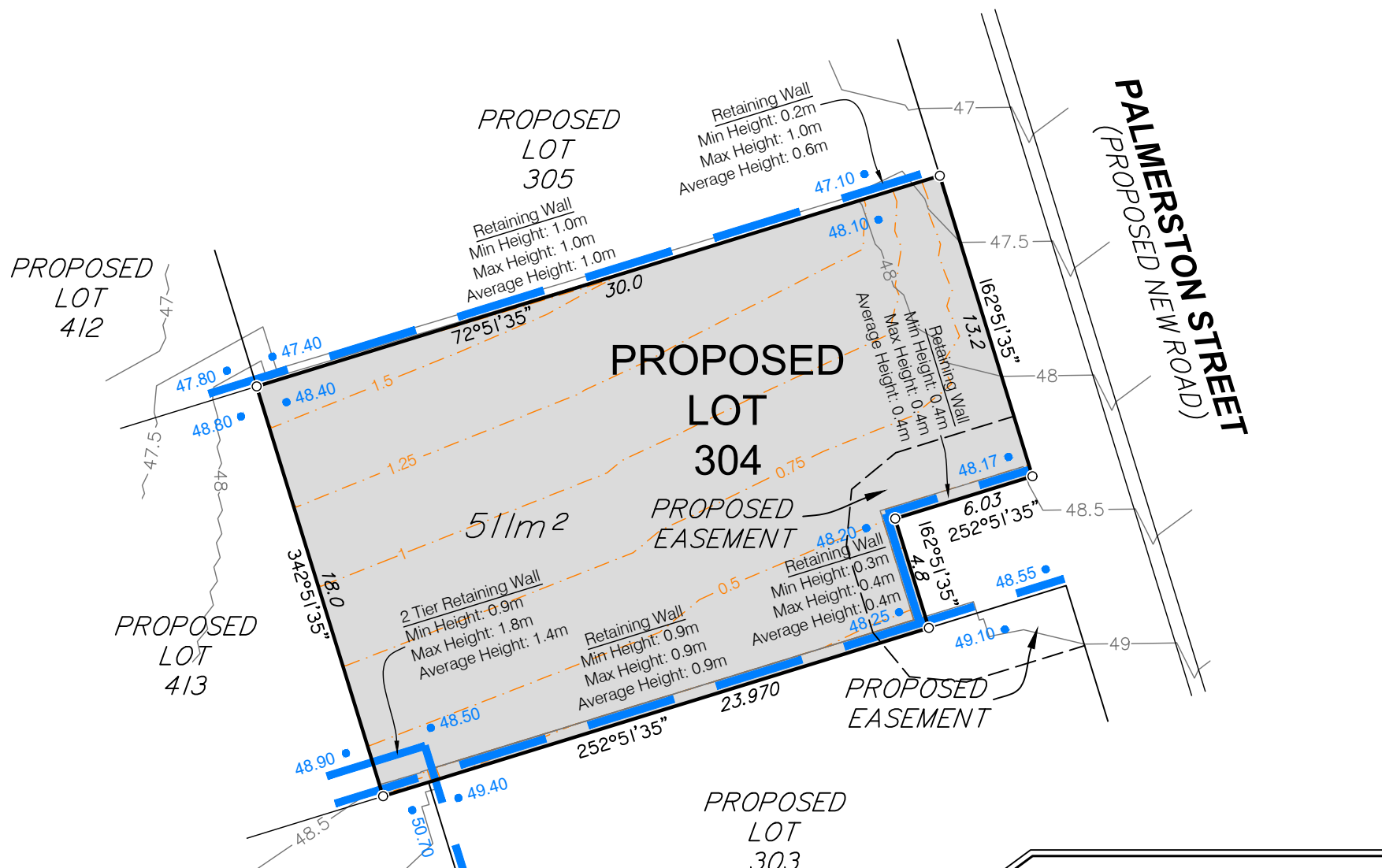


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Where applicable,  
 Easements are shown as:  Finished surface levels shown as:  66.30

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Where applicable, Easements are shown as: Finished surface levels shown as: 66.30

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## DISCLOSURE PLAN FOR PROPOSED LOT 304

This plan shows:

Details of Proposed Lot 304 on the Proposed Reconfiguration Plan BRSS5365-ORC-8-10 dated 24 June 2020, which accompanied an Amendment Application Request for Application Number 1546/2020/PDA, that was originally approved by the Urban Land Development Authority on 20 November 2012 for land described as Lots 3, 5 & 6 on RP180932. The Amendment Application was approved by Ipswich City Council on 19 October 2020 subject to conditions. Further Minor Alterations to the Application Number 1546/2020/PDA were approved by Ipswich City Council on 14 December 2020 & 19 January 2021 subject to conditions.

This Disclosure Plan was prepared in accordance with the Land Sales Act 1984 to enable the sale of proposed lots. This plan should not be used for design purposes as the details shown on this plan may vary from final site conditions.

Retaining Walls are shown as:

Area of Fill shown as:

Fill ranges in depth from 0.2m to 1.6m.

Compaction of fill will be carried out in accordance with Australian Standard AS 3798-2007, with Level 1 certification.

Design surface contours based on A.H.D. datum at an interval of 0.5m, shown as: 48.5

Depth of fill contours based on A.H.D. datum at an interval of 0.25m, shown as: 0.25

Areas and dimensions shown on this plan are subject to approval by council and registration with the department of resources. Design surface contours, retaining wall heights and fill areas shown hereon have been plotted from data supplied by peak urban on 18/01/2022.

Project:

**STAGE 3**

Client:

**ORCHARD (DALEYS) DEVELOPMENTS PTY LTD**



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Milton Qld 4064

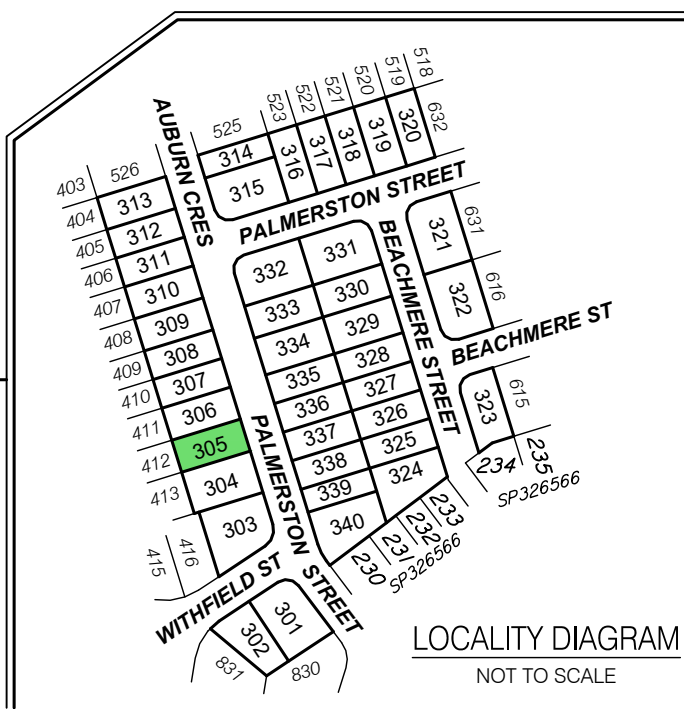
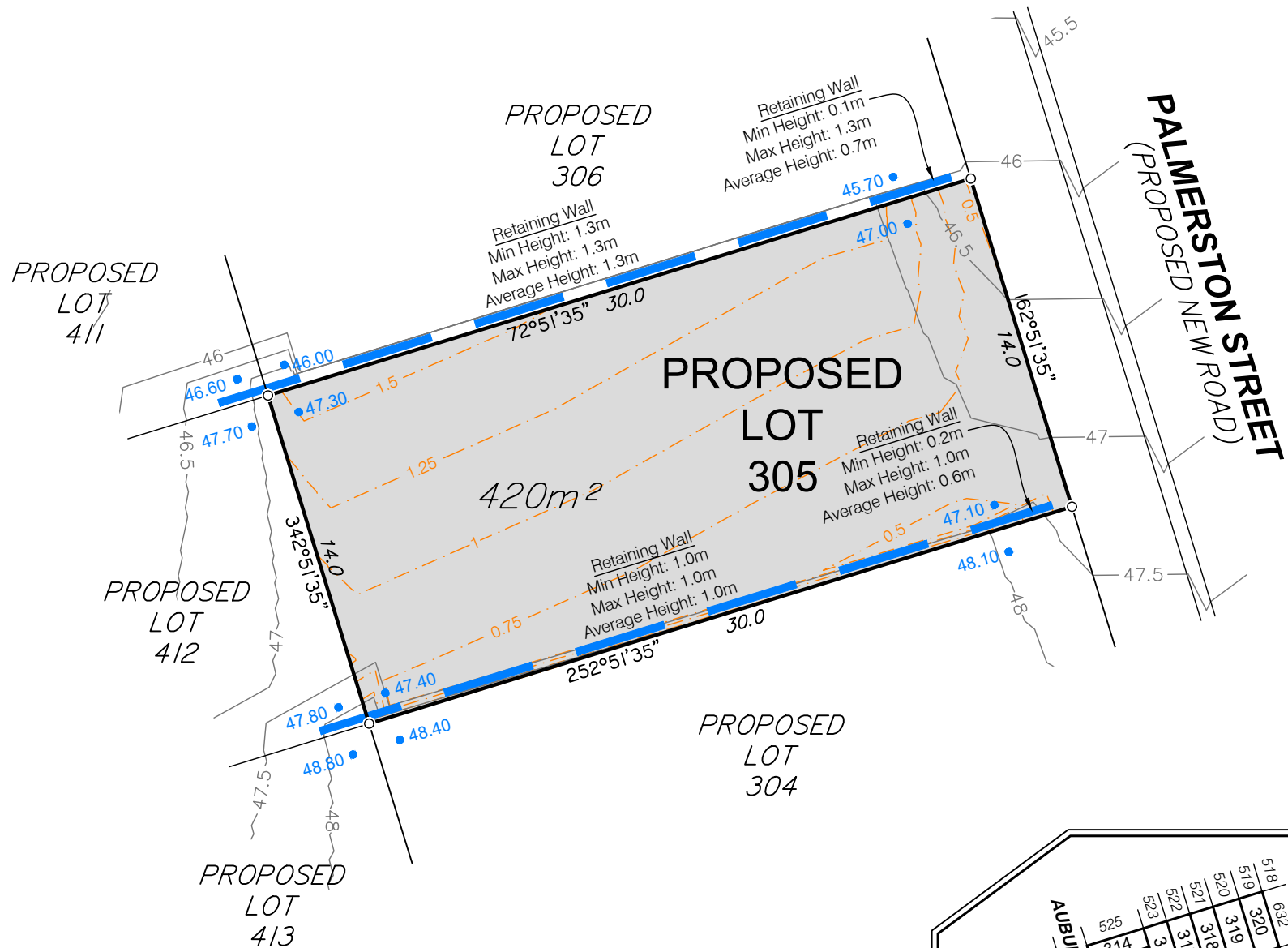
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w: www.landpartners.com.au



SCALE 1:250 @ A3

LEVEL DATUM	AHD		
LEVEL ORIGIN	PSM58055 RL37.563		
COMPUTER FILE	BRSS5365-O03-3-3		
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DRAWN	AJD	DATE	21/07/2022
CHECKED	RGA	DATE	21/07/2022
APPROVED	RGA	DATE	21/07/2022

UDN  
**BRSS5365-O03-007 - 3**



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Where applicable,  
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## DISCLOSURE PLAN FOR PROPOSED LOT 305

This plan shows:

Details of Proposed Lot 305 on the Proposed Reconfiguration Plan BRSS5365-ORC-8-10 dated 24 June 2020, which accompanied an Amendment Application Request for Application Number 1546/2020/PDA, that was originally approved by the Urban Land Development Authority on 20 November 2012 for land described as Lots 3, 5 & 6 on RP180932. The Amendment Application was approved by Ipswich City Council on 19 October 2020 subject to conditions. Further Minor Alterations to the Application Number 1546/2020/PDA were approved by Ipswich City Council on 14 December 2020 & 19 January 2021 subject to conditions.

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Retaining Walls are shown as:

Area of Fill shown as:

Fill ranges in depth from 0.4m to 1.5m.

Compaction of fill will be carried out in accordance with Australian Standard AS 3798-2007, with Level 1 certification.

Design surface contours based on A.H.D. datum at an interval of 0.5m, shown as:

Depth of fill contours based on A.H.D. datum at an interval of 0.25m, shown as:

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Project:

**AURORA**  
RIPLEY  
STAGE 3

Client:

**ORCHARD (DALEYS) DEVELOPMENTS PTY LTD**



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w: www.landpartners.com.au

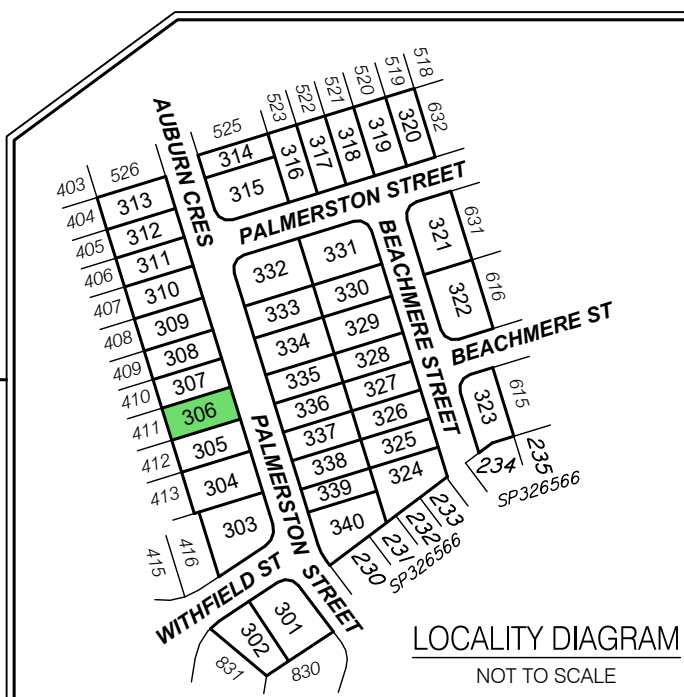
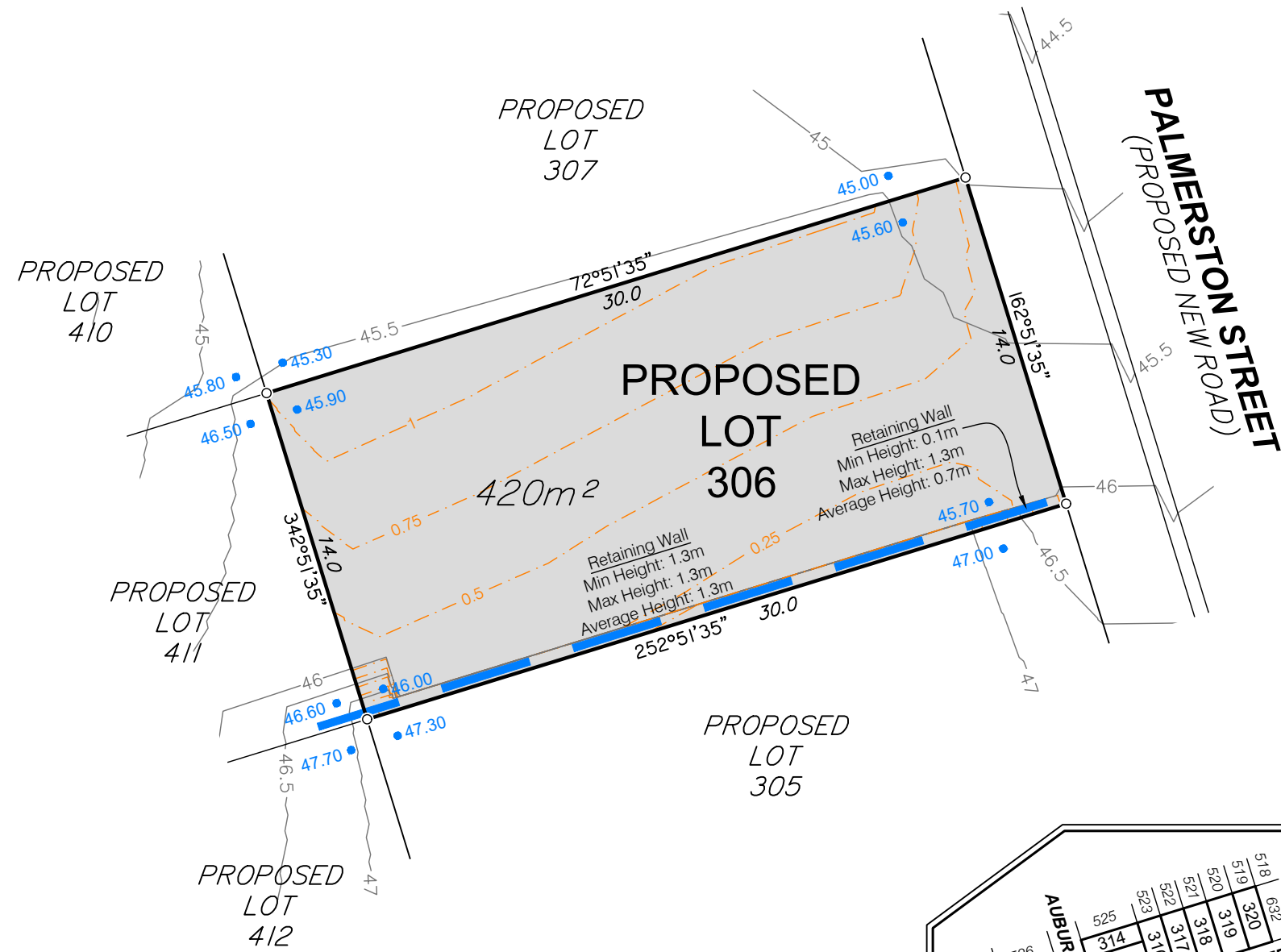


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COMPUTER FILE	BRSS5365-O03-3-1		
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DRAWN	MIS	DATE	18/01/2022
CHECKED	AJD	DATE	3/02/2022
APPROVED	RG	DATE	3/02/2022



SCALE 1:250 @ A3

UDN  
**BRSS5365-O03- 008 - 1**



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Where applicable,  
Easements are shown as: Finished surface levels shown as: 66.30

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## DISCLOSURE PLAN FOR PROPOSED LOT 306

This plan shows:

Details of Proposed Lot 306 on the Proposed Reconfiguration Plan BRSS5365-ORC-8-10 dated 24 June 2020, which accompanied an Amendment Application Request for Application Number 1546/2020/PDA, that was originally approved by the Urban Land Development Authority on 20 November 2012 for land described as Lots 3, 5 & 6 on RP180932. The Amendment Application was approved by Ipswich City Council on 19 October 2020 subject to conditions. Further Minor Alterations to the Application Number 1546/2020/PDA were approved by Ipswich City Council on 14 December 2020 & 19 January 2021 subject to conditions.

This Disclosure Plan was prepared in accordance with the Land Sales Act 1984 to enable the sale of proposed lots. This plan should not be used for design purposes as the details shown on this plan may vary from final site conditions.

Retaining Walls are shown as:

Area of Fill shown as:

Fill ranges in depth from 0.1m to 1.6m.

Compaction of fill will be carried out in accordance with Australian Standard AS 3798-2007, with Level 1 certification.

Design surface contours based on A.H.D. datum at an interval of 0.5m, shown as:

Depth of fill contours based on A.H.D. datum at an interval of 0.25m, shown as:

Areas and dimensions shown on this plan are subject to approval by council and registration with the department of resources. Design surface contours, retaining wall heights and fill areas shown hereon have been plotted from data supplied by peak urban on 18/01/2022.

Project:

**AURORA**  
RIPLEY  
STAGE 3

Client:

**ORCHARD (DALEYS) DEVELOPMENTS PTY LTD**



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Milton Qld 4064  
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Milton Qld 4064

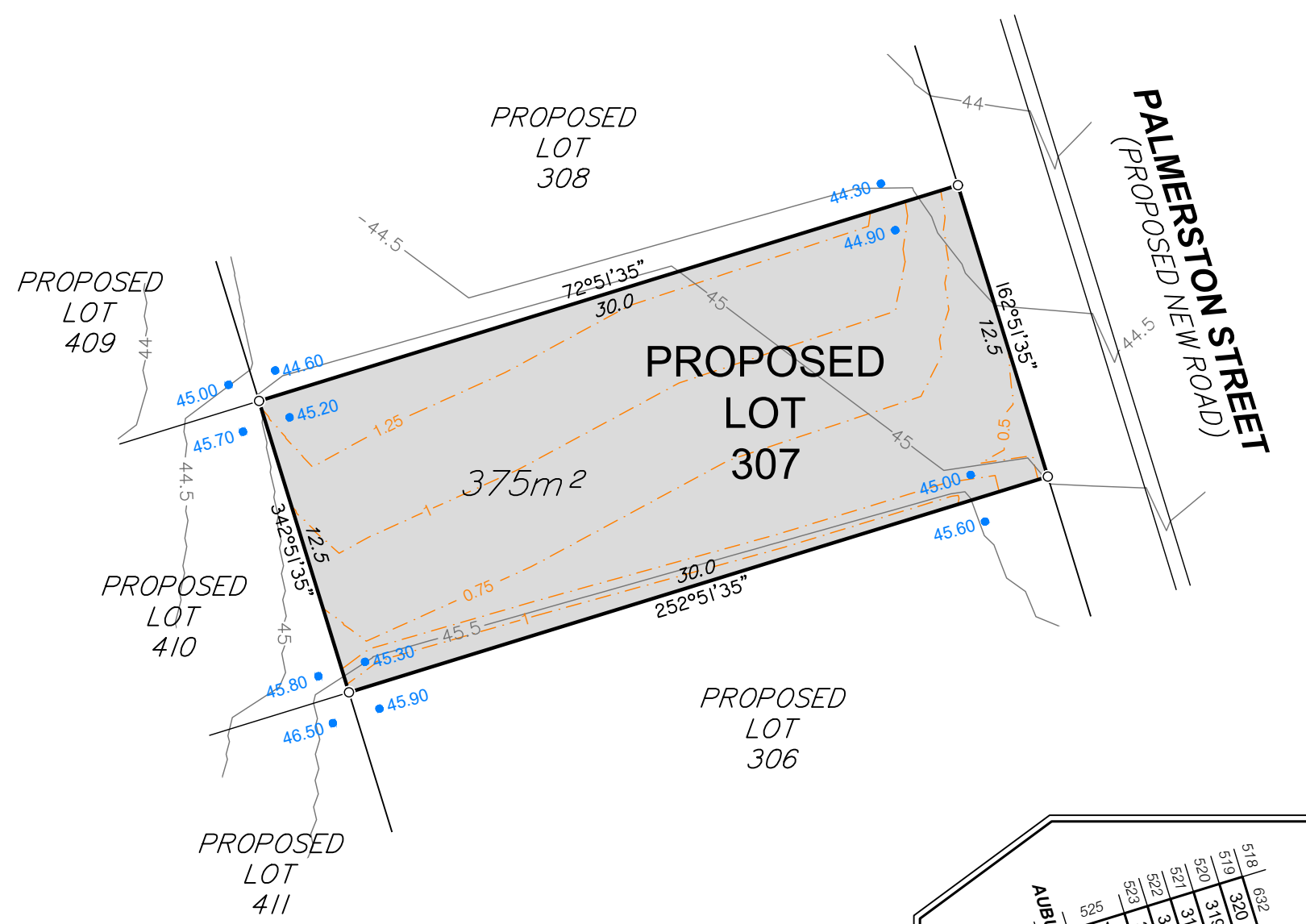
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w: www.landpartners.com.au



SCALE 1:250 @ A3

LEVEL DATUM	AHD		
LEVEL ORIGIN	PSM58055 RL37.563		
COMPUTER FILE	BRSS5365-O03-3-1		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	18/01/2022
CHECKED	AJD	DATE	3/02/2022
APPROVED	RG	DATE	3/02/2022

UDN  
**BRSS5365-O03-009 - 1**



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Where applicable,  
Easements are shown as: Finished surface levels shown as: ● 66.30

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## DISCLOSURE PLAN FOR PROPOSED LOT 307

This plan shows:  
Details of Proposed Lot 307 on the Proposed Reconfiguration Plan BRSS5365-ORC-8-10 dated 24 June 2020, which accompanied an Amendment Application Request for Application Number 1546/2020/PDA, that was originally approved by the Urban Land Development Authority on 20 November 2012 for land described as Lots 3, 5 & 6 on RP180932. The Amendment Application was approved by Ipswich City Council on 19 October 2020 subject to conditions. Further Minor Alterations to the Application Number 1546/2020/PDA were approved by Ipswich City Council on 14 December 2020 & 19 January 2021 subject to conditions.

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Retaining Walls are shown as:

Area of Fill shown as:

Fill ranges in depth from 0.4m to 1.5m.

Compaction of fill will be carried out in accordance with Australian Standard AS 3798-2007, with Level 1 certification.

Design surface contours based on A.H.D. datum at an interval of 0.5m, shown as: 48.5

Depth of fill contours based on A.H.D. datum at an interval of 0.25m, shown as: 0.25

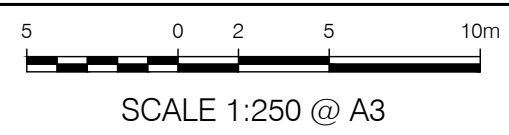
Areas and dimensions shown on this plan are subject to approval by council and registration with the department of resources. Design surface contours, retaining wall heights and fill areas shown hereon have been plotted from data supplied by peak urban on 18/01/2022.

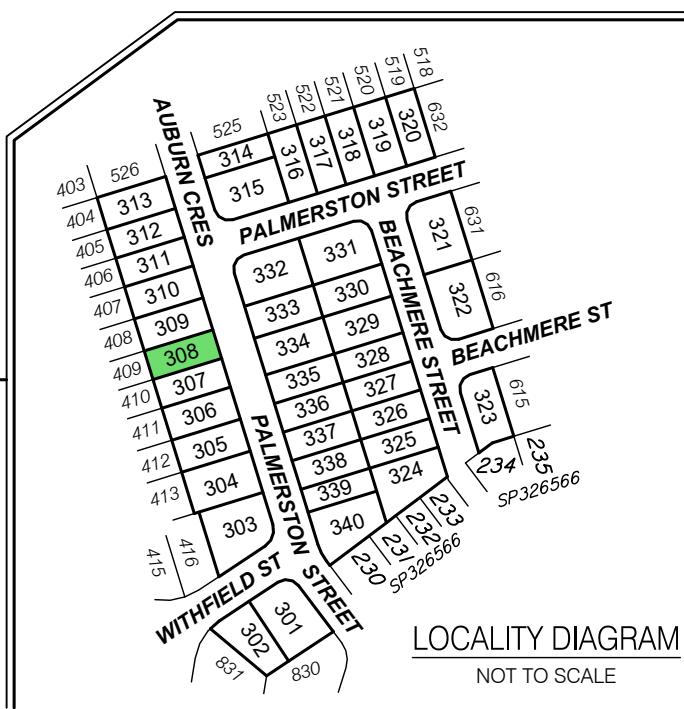
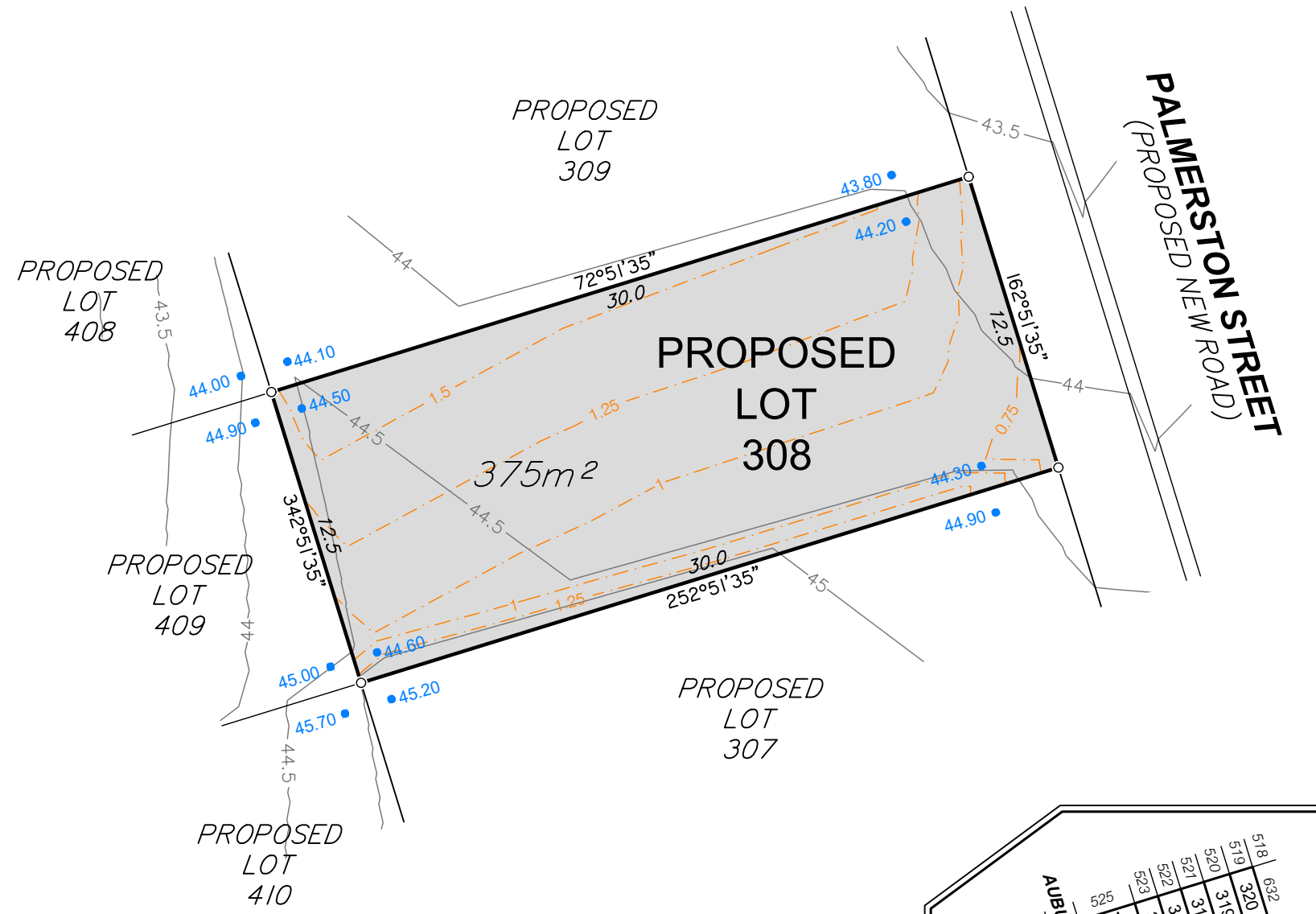
Project:

Client:

**ORCHARD (DALEYS) DEVELOPMENTS PTY LTD**

 <b>LANDPARTNERS</b> <small>built environment consultants</small>  <b>Brisbane Office</b> Level 1 18 Little Cribb Street, Milton Qld 4064 PO Box 1399 Milton Qld 4064  p: (07) 3842 1000 f: (07) 3842 1001 e: info@landpartners.com.au w: www.landpartners.com.au  	LEVEL DATUM	AHD
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	DRAWN	MIS
CHECKED	AJD	DATE 3/02/2022
APPROVED	RGGA	DATE 3/02/2022
UDN		<b>BRSS5365-O03- 010 - 1</b>





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Where applicable,  
Easements are shown as: Finished surface levels shown as: ● 66.30

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## DISCLOSURE PLAN FOR PROPOSED LOT 308

This plan shows:  
Details of Proposed Lot 308 on the Proposed Reconfiguration Plan BRSS5365-ORC-8-10 dated 24 June 2020, which accompanied an Amendment Application Request for Application Number 1546/2020/PDA, that was originally approved by the Urban Land Development Authority on 20 November 2012 for land described as Lots 3, 5 & 6 on RP180932. The Amendment Application was approved by Ipswich City Council on 19 October 2020 subject to conditions. Further Minor Alterations to the Application Number 1546/2020/PDA were approved by Ipswich City Council on 14 December 2020 & 19 January 2021 subject to conditions.

This Disclosure Plan was prepared in accordance with the Land Sales Act 1984 to enable the sale of proposed lots. This plan should not be used for design purposes as the details shown on this plan may vary from final site conditions.

Retaining Walls are shown as:

Area of Fill shown as:   
Fill ranges in depth from 0.6m to 1.7m.

Compaction of fill will be carried out in accordance with Australian Standard AS 3798-2007, with Level 1 certification.

Design surface contours based on A.H.D. datum at an interval of 0.5m, shown as:

Depth of fill contours based on A.H.D. datum at an interval of 0.25m, shown as:

Areas and dimensions shown on this plan are subject to approval by council and registration with the department of resources. Design surface contours, retaining wall heights and fill areas shown hereon have been plotted from data supplied by peak urban on 18/01/2022.

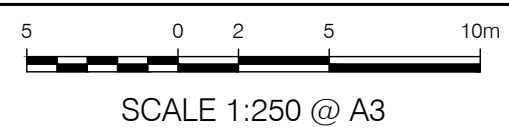
Project:

**AURORA**  
RIPLEY  
STAGE 3

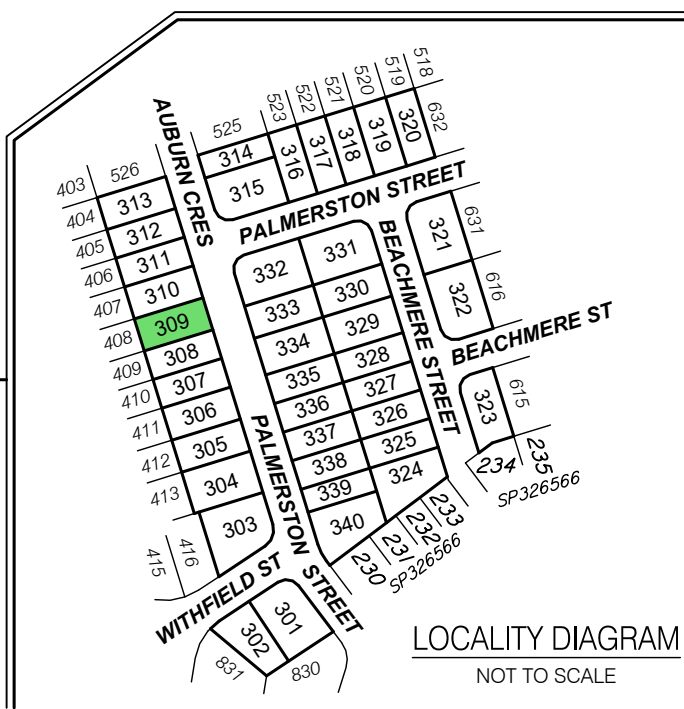
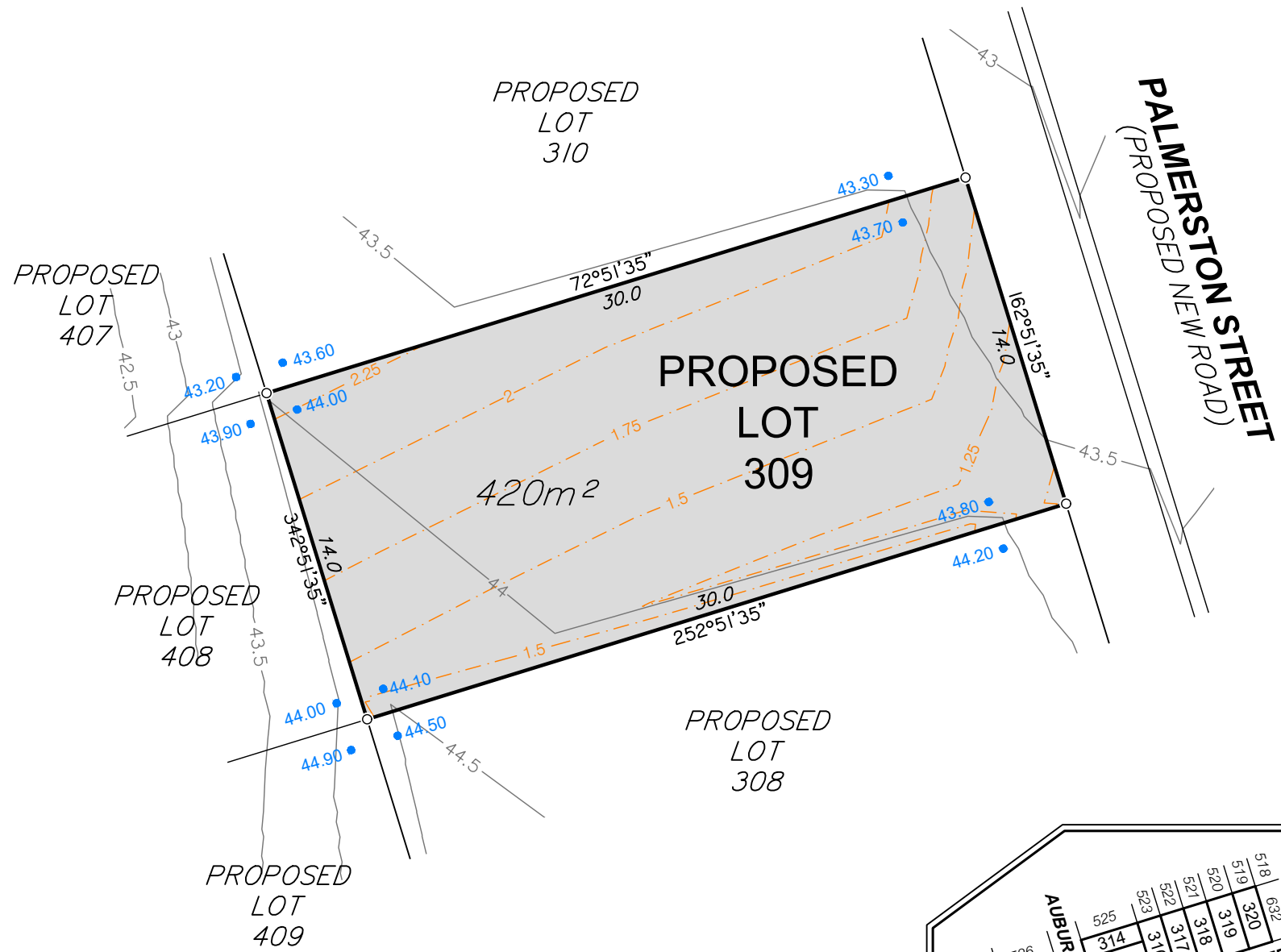
Client:

**ORCHARD (DALEYS) DEVELOPMENTS PTY LTD**

 <b>LANDPARTNERS</b> built environment consultants  Brisbane Office Level 1 18 Little Cribb Street, Milton Qld 4064 PO Box 1399 Milton Qld 4064  p: (07) 3842 1000 f: (07) 3842 1001 e: info@landpartners.com.au w: www.landpartners.com.au  	LEVEL DATUM	AHD
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	SCALE	1:250 @ A3
	DRAWN	MIS
CHECKED	AJD	DATE 3/02/2022
APPROVED	RGGA	DATE 3/02/2022
UDN	<b>BRSS5365-O03- 011 - 1</b>	







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Easements are shown as: Finished surface levels shown as: ● 66.30

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## DISCLOSURE PLAN FOR PROPOSED LOT 309

This plan shows:

Details of Proposed Lot 309 on the Proposed Reconfiguration Plan BRSS5365-ORC-8-10 dated 24 June 2020, which accompanied an Amendment Application Request for Application Number 1546/2020/PDA, that was originally approved by the Urban Land Development Authority on 20 November 2012 for land described as Lots 3, 5 & 6 on RP180932. The Amendment Application was approved by Ipswich City Council on 19 October 2020 subject to conditions. Further Minor Alterations to the Application Number 1546/2020/PDA were approved by Ipswich City Council on 14 December 2020 & 19 January 2021 subject to conditions.

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Retaining Walls are shown as:

Area of Fill shown as:

Fill ranges in depth from 0.9m to 2.3m.

Compaction of fill will be carried out in accordance with Australian Standard AS 3798-2007, with Level 1 certification.

Design surface contours based on A.H.D. datum at an interval of 0.5m, shown as:

Depth of fill contours based on A.H.D. datum at an interval of 0.25m, shown as:

Areas and dimensions shown on this plan are subject to approval by council and registration with the department of resources. Design surface contours, retaining wall heights and fill areas shown hereon have been plotted from data supplied by peak urban on 18/01/2022.

Project:



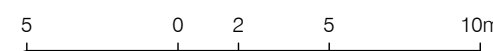
Client:

**ORCHARD (DALEYS) DEVELOPMENTS PTY LTD**

**LANDPARTNERS**  
built environment consultants

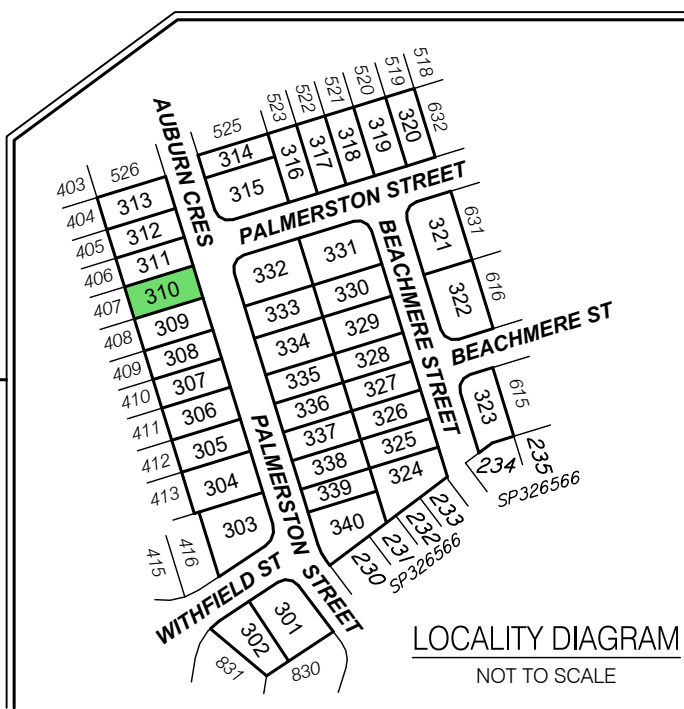
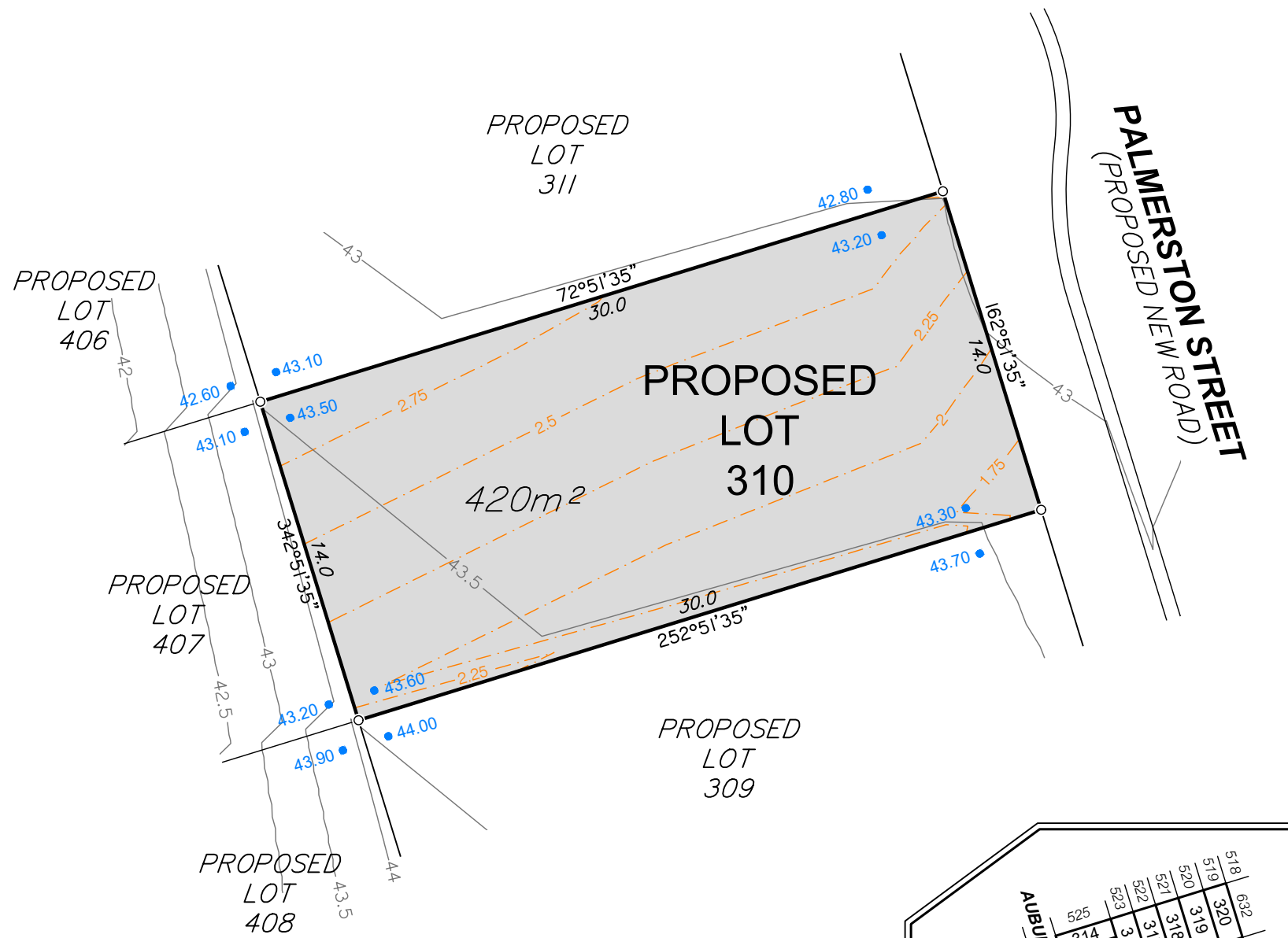
**Brisbane Office**  
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e: info@landpartners.com.au  
w: www.landpartners.com.au



SCALE 1:250 @ A3

LEVEL DATUM	AHD		
LEVEL ORIGIN	PSM58055 RL37.563		
COMPUTER FILE	BRSS5365-O03-3-1		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	18/01/2022
CHECKED	AJD	DATE	3/02/2022
APPROVED	RG	DATE	3/02/2022
UDN	<b>BRSS5365-O03- 012 - 1</b>		



Items included in this section are in addition to standard Disclosure Plan requirements (as defined in the Land Sales Act 1984)

Where applicable,  
Easements are shown as: Finished surface levels shown as: ● 66.30

**NOTE:**  
This additional information is indicative only and has been taken from various sources and is a representation of the proposed infrastructure. The actual location should be checked on site after completion of construction.

The dimensions and locations of proposed easements may vary and are subject to final Council approval.

## DISCLOSURE PLAN FOR PROPOSED LOT 310

This plan shows:

Details of Proposed Lot 310 on the Proposed Reconfiguration Plan BRSS5365-ORC-8-10 dated 24 June 2020, which accompanied an Amendment Application Request for Application Number 1546/2020/PDA, that was originally approved by the Urban Land Development Authority on 20 November 2012 for land described as Lots 3, 5 & 6 on RP180932. The Amendment Application was approved by Ipswich City Council on 19 October 2020 subject to conditions. Further Minor Alterations to the Application Number 1546/2020/PDA were approved by Ipswich City Council on 14 December 2020 & 19 January 2021 subject to conditions.

This Disclosure Plan was prepared in accordance with the Land Sales Act 1984 to enable the sale of proposed lots. This plan should not be used for design purposes as the details shown on this plan may vary from final site conditions.

Retaining Walls are shown as:

Area of Fill shown as:

Fill ranges in depth from 1.6m to 3.0m.

Compaction of fill will be carried out in accordance with Australian Standard AS 3798-2007, with Level 1 certification.

Design surface contours based on A.H.D. datum at an interval of 0.5m, shown as:

Depth of fill contours based on A.H.D. datum at an interval of 0.25m, shown as:

Areas and dimensions shown on this plan are subject to approval by council and registration with the department of resources. Design surface contours, retaining wall heights and fill areas shown hereon have been plotted from data supplied by peak urban on 18/01/2022.

Project:

**AURORA**  
RIPLEY  
STAGE 3

Client:

**ORCHARD (DALEYS) DEVELOPMENTS PTY LTD**



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Milton Qld 4064

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w: www.landpartners.com.au

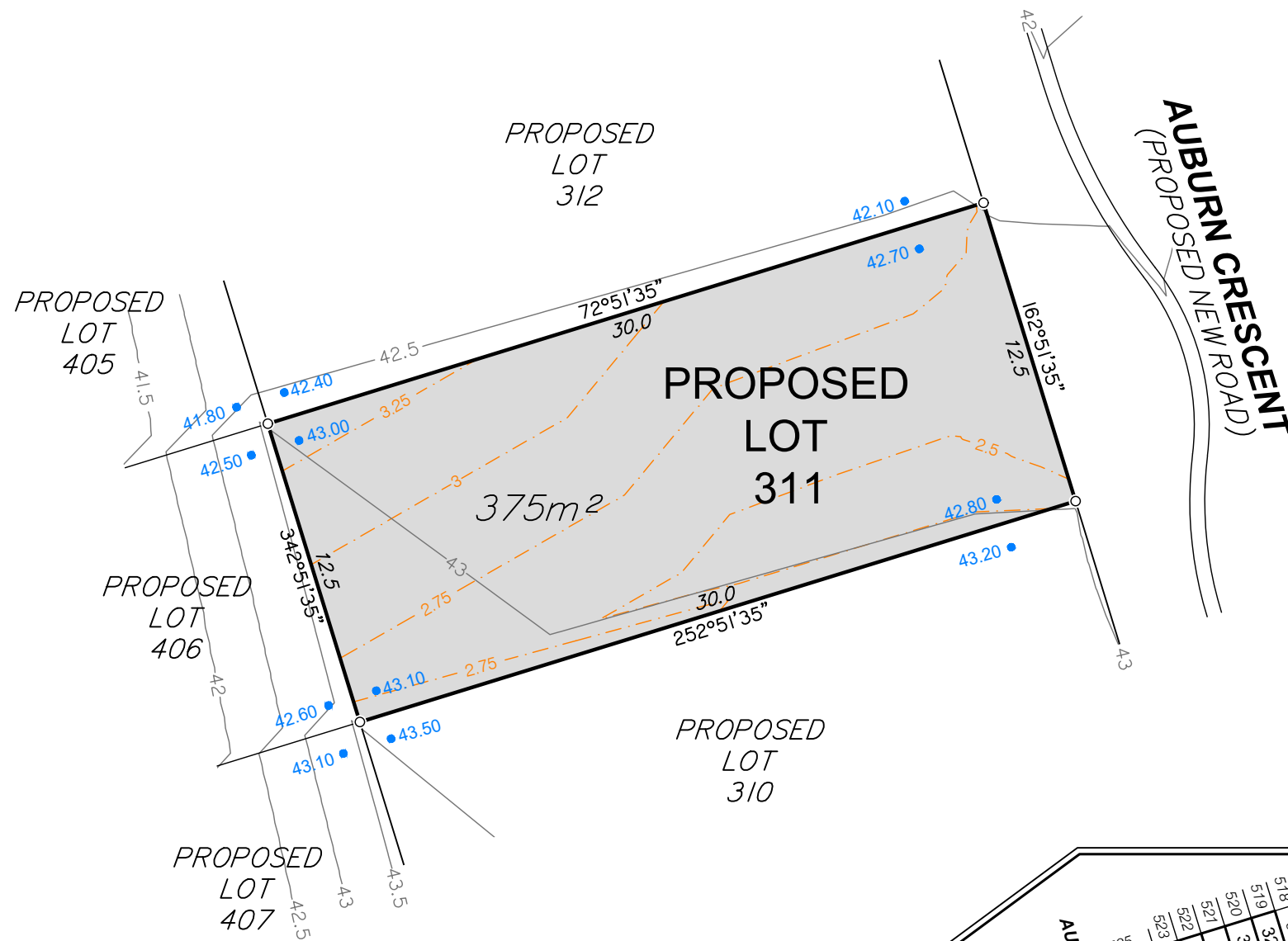


5 0 2 5 10m

SCALE 1:250 @ A3

LEVEL DATUM	AHD		
LEVEL ORIGIN	PSM58055 RL37.563		
COMPUTER FILE	BRSS5365-O03-3-1		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	18/01/2022
CHECKED	AJD	DATE	3/02/2022
APPROVED	RG	DATE	3/02/2022

UDN  
**BRSS5365-O03- 013 - 1**



Items included in this section are in addition to standard Disclosure Plan requirements (as defined in the Land Sales Act 1984)

Where applicable,  
Easements are shown as: Finished surface levels shown as: ● 66.30

**NOTE:**  
This additional information is indicative only and has been taken from various sources and is a representation of the proposed infrastructure. The actual location should be checked on site after completion of construction.

The dimensions and locations of proposed easements may vary and are subject to final Council approval.

## DISCLOSURE PLAN FOR PROPOSED LOT 311

This plan shows:

Details of Proposed Lot 311 on the Proposed Reconfiguration Plan BRSS5365-ORC-8-10 dated 24 June 2020, which accompanied an Amendment Application Request for Application Number 1546/2020/PDA, that was originally approved by the Urban Land Development Authority on 20 November 2012 for land described as Lots 3, 5 & 6 on RP180932. The Amendment Application was approved by Ipswich City Council on 19 October 2020 subject to conditions. Further Minor Alterations to the Application Number 1546/2020/PDA were approved by Ipswich City Council on 14 December 2020 & 19 January 2021 subject to conditions.

This Disclosure Plan was prepared in accordance with the Land Sales Act 1984 to enable the sale of proposed lots. This plan should not be used for design purposes as the details shown on this plan may vary from final site conditions.

Retaining Walls are shown as:

Area of Fill shown as:

Fill ranges in depth from 2.4m to 3.4m.

Compaction of fill will be carried out in accordance with Australian Standard AS 3798-2007, with Level 1 certification.

Design surface contours based on A.H.D. datum at an interval of 0.5m, shown as:

Depth of fill contours based on A.H.D. datum at an interval of 0.25m, shown as:

Areas and dimensions shown on this plan are subject to approval by council and registration with the department of resources. Design surface contours, retaining wall heights and fill areas shown hereon have been plotted from data supplied by peak urban on 18/01/2022.

Project:

**AURORA**  
RIPLEY  
STAGE 3

Client:

**ORCHARD (DALEYS) DEVELOPMENTS PTY LTD**



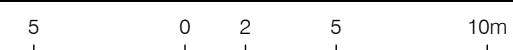
**Brisbane Office**  
Level 1  
18 Little Cribb Street,  
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Milton Qld 4064

p: (07) 3842 1000  
f: (07) 3842 1001  
e: info@landpartners.com.au  
w: www.landpartners.com.au



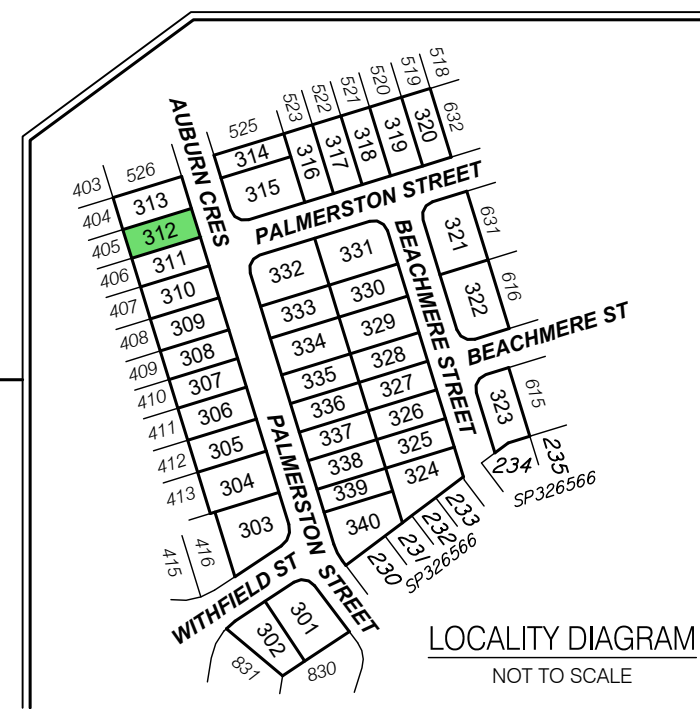
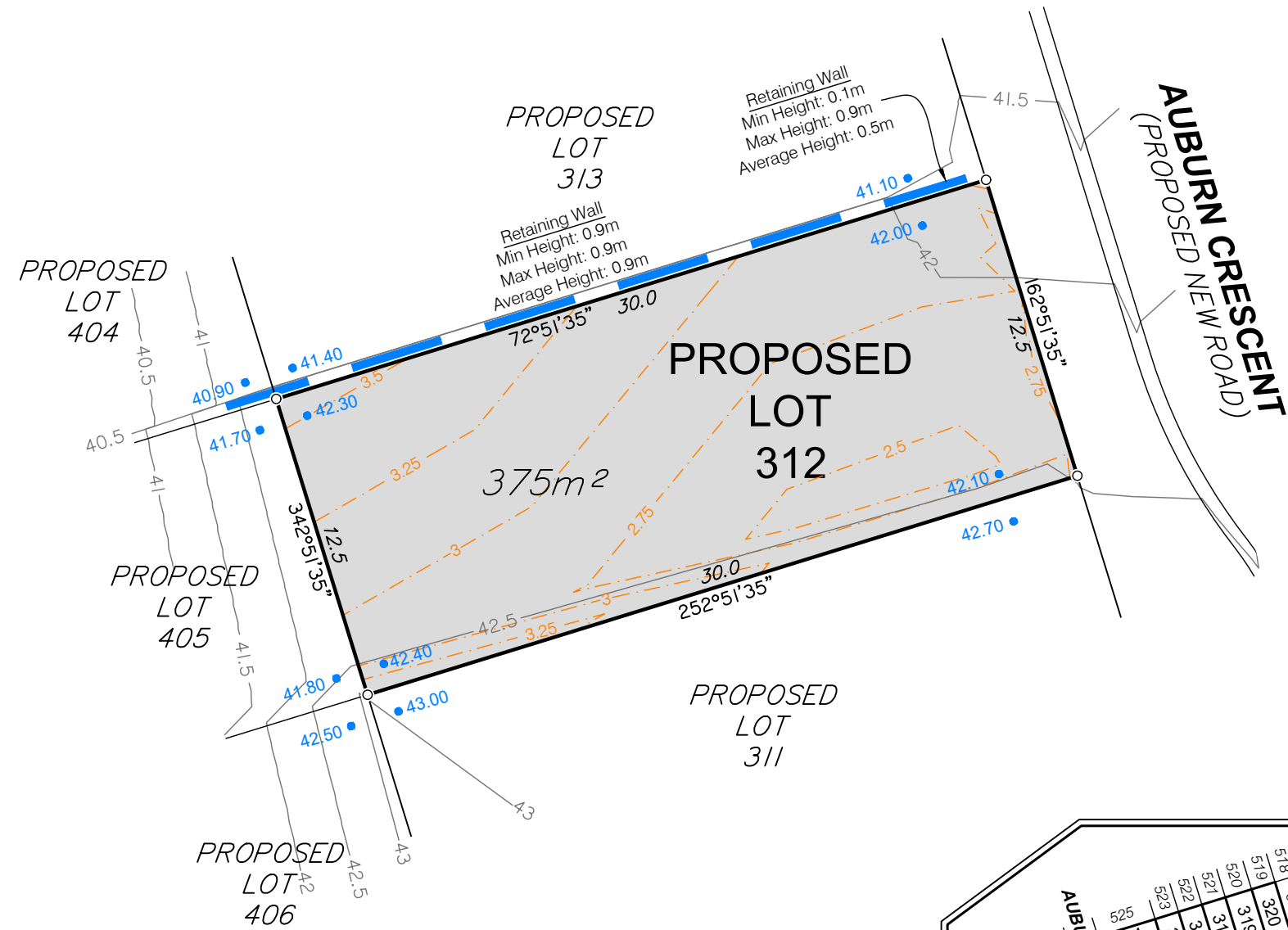
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LEVEL ORIGIN	PSM58055 RL37.563
COMPUTER FILE	BRSS5365-O03-3-1
SCALE	1:250 @ A3

DRAWN	MIS	DATE	18/01/2022
CHECKED	AJD	DATE	3/02/2022
APPROVED	RG	DATE	3/02/2022



SCALE 1:250 @ A3

UDN  
**BRSS5365-O03- 014 - 1**



Items included in this section are in addition to standard Disclosure Plan requirements (as defined in the Land Sales Act 1984)

Where applicable, Easements are shown as: Finished surface levels shown as: 66.30

**NOTE:** This additional information is indicative only and has been taken from various sources and is a representation of the proposed infrastructure. The actual location should be checked on site after completion of construction.

The dimensions and locations of proposed easements may vary and are subject to final Council approval.

## DISCLOSURE PLAN FOR PROPOSED LOT 312

This plan shows:  
 Details of Proposed Lot 312 on the Proposed Reconfiguration Plan BRSS5365-ORC-8-10 dated 24 June 2020, which accompanied an Amendment Application Request for Application Number 1546/2020/PDA, that was originally approved by the Urban Land Development Authority on 20 November 2012 for land described as Lots 3, 5 & 6 on RP180932. The Amendment Application was approved by Ipswich City Council on 19 October 2020 subject to conditions. Further Minor Alterations to the Application Number 1546/2020/PDA were approved by Ipswich City Council on 14 December 2020 & 19 January 2021 subject to conditions.

This Disclosure Plan was prepared in accordance with the Land Sales Act 1984 to enable the sale of proposed lots. This plan should not be used for design purposes as the details shown on this plan may vary from final site conditions.

Retaining Walls are shown as:

Area of Fill shown as:   
 Fill ranges in depth from 2.4m to 3.4m.

Compaction of fill will be carried out in accordance with Australian Standard AS 3798-2007, with Level 1 certification.

Design surface contours based on A.H.D. datum at an interval of 0.5m, shown as: 48.5

Depth of fill contours based on A.H.D. datum at an interval of 0.25m, shown as: 0.25

Areas and dimensions shown on this plan are subject to approval by council and registration with the department of resources. Design surface contours, retaining wall heights and fill areas shown hereon have been plotted from data supplied by peak urban on 18/01/2022.

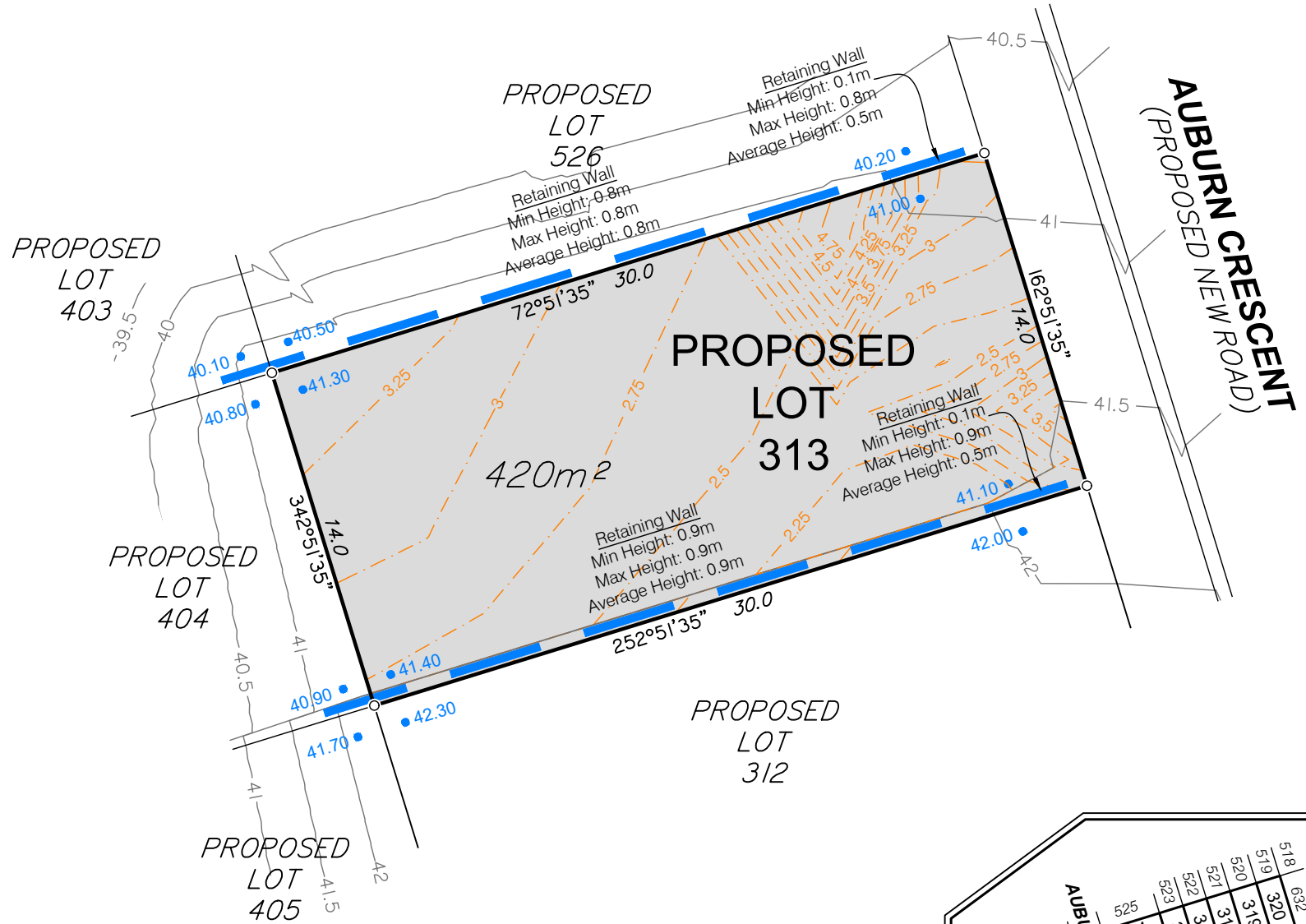
Project:

Client:

**ORCHARD (DALEYS) DEVELOPMENTS PTY LTD**

 <b>LANDPARTNERS</b> built environment consultants  Brisbane Office Level 1 18 Little Cribb Street, Milton Qld 4064 PO Box 1399 Milton Qld 4064  p: (07) 3842 1000 f: (07) 3842 1001 e: info@landpartners.com.au w: www.landpartners.com.au  	LEVEL DATUM	AHD	
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	DRAWN	MIS	DATE
CHECKED	AJD	DATE	3/02/2022
APPROVED	RG	DATE	3/02/2022
UDN	<b>BRSS5365-O03- 015 - 1</b>		

5 0 2 5 10m  
 SCALE 1:250 @ A3



Items included in this section are in addition to standard Disclosure Plan requirements (as defined in the Land Sales Act 1984)

Where applicable,  
Easements are shown as: Finished surface levels shown as: ● 66.30

**NOTE:**  
This additional information is indicative only and has been taken from various sources and is a representation of the proposed infrastructure. The actual location should be checked on site after completion of construction.

The dimensions and locations of proposed easements may vary and are subject to final Council approval.

## DISCLOSURE PLAN FOR PROPOSED LOT 313

This plan shows:  
Details of Proposed Lot 313 on the Proposed Reconfiguration Plan BRSS5365-ORC-8-10 dated 24 June 2020, which accompanied an Amendment Application Request for Application Number 1546/2020/PDA, that was originally approved by the Urban Land Development Authority on 20 November 2012 for land described as Lots 3, 5 & 6 on RP180932. The Amendment Application was approved by Ipswich City Council on 19 October 2020 subject to conditions. Further Minor Alterations to the Application Number 1546/2020/PDA were approved by Ipswich City Council on 14 December 2020 & 19 January 2021 subject to conditions.

This Disclosure Plan was prepared in accordance with the Land Sales Act 1984 to enable the sale of proposed lots. This plan should not be used for design purposes as the details shown on this plan may vary from final site conditions.

Retaining Walls are shown as:

Area of Fill shown as:

Fill ranges in depth from 2.1m to 5.0m.

Compaction of fill will be carried out in accordance with Australian Standard AS 3798-2007, with Level 1 certification.

Design surface contours based on A.H.D. datum at an interval of 0.5m, shown as:

Depth of fill contours based on A.H.D. datum at an interval of 0.25m, shown as:

Areas and dimensions shown on this plan are subject to approval by council and registration with the department of resources. Design surface contours, retaining wall heights and fill areas shown hereon have been plotted from data supplied by peak urban on 18/01/2022.

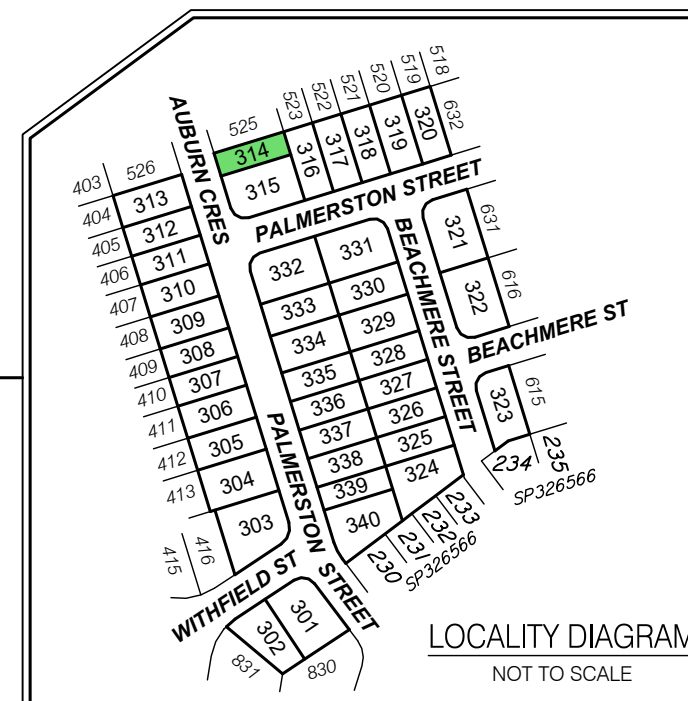
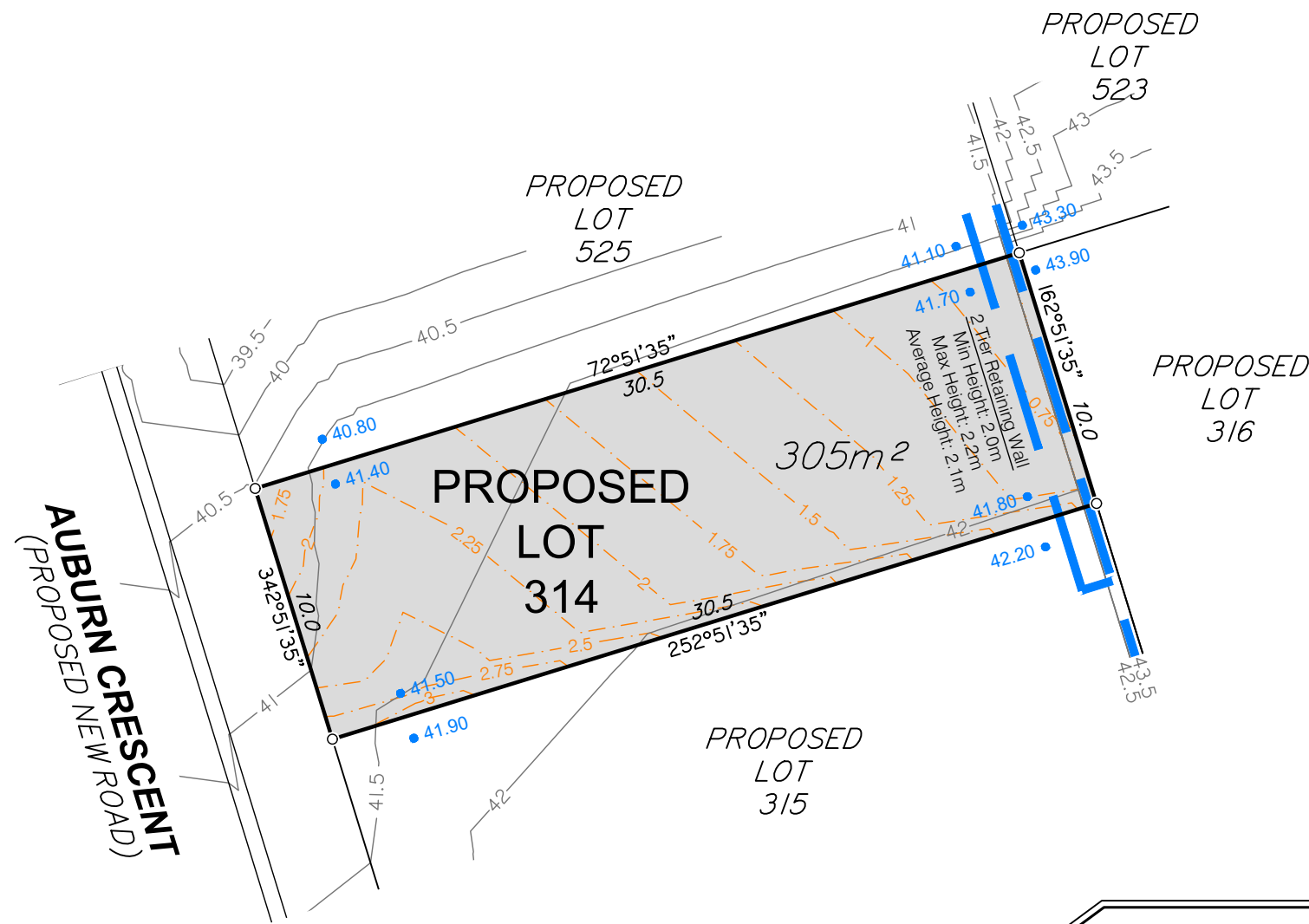
Project:

Client:

**ORCHARD (DALEYS) DEVELOPMENTS PTY LTD**

 <b>Brisbane Office</b> Level 1 18 Little Cribb Street, Milton Qld 4064 PO Box 1399 Milton Qld 4064  p: (07) 3842 1000 f: (07) 3842 1001 e: info@landpartners.com.au w: www.landpartners.com.au  	LEVEL DATUM	AHD
	LEVEL ORIGIN	PSM58055 RL37.563
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	DRAWN	MIS
CHECKED	AJD	DATE 3/02/2022
APPROVED	RG	DATE 3/02/2022
UDN	<b>BRSS5365-O03- 016 - 1</b>	

SCALE 1:250 @ A3



Items included in this section are in addition to standard Disclosure Plan requirements (as defined in the Land Sales Act 1984)

Where applicable, Easements are shown as: Finished surface levels shown as: 66.30

**NOTE:** This additional information is indicative only and has been taken from various sources and is a representation of the proposed infrastructure. The actual location should be checked on site after completion of construction.

The dimensions and locations of proposed easements may vary and are subject to final Council approval.

## DISCLOSURE PLAN FOR PROPOSED LOT 314

This plan shows:

Details of Proposed Lot 314 on the Proposed Reconfiguration Plan BRSS5365-ORC-8-10 dated 24 June 2020, which accompanied an Amendment Application Request for Application Number 1546/2020/PDA, that was originally approved by the Urban Land Development Authority on 20 November 2012 for land described as Lots 3, 5 & 6 on RP180932. The Amendment Application was approved by Ipswich City Council on 19 October 2020 subject to conditions. Further Minor Alterations to the Application Number 1546/2020/PDA were approved by Ipswich City Council on 14 December 2020 & 19 January 2021 subject to conditions.

This Disclosure Plan was prepared in accordance with the Land Sales Act 1984 to enable the sale of proposed lots. This plan should not be used for design purposes as the details shown on this plan may vary from final site conditions.

Retaining Walls are shown as:

Area of Fill shown as:

Fill ranges in depth from 0.5m to 3.1m.

Compaction of fill will be carried out in accordance with Australian Standard AS 3798-2007, with Level 1 certification.

Design surface contours based on A.H.D. datum at an interval of 0.5m, shown as:

Depth of fill contours based on A.H.D. datum at an interval of 0.25m, shown as:

Areas and dimensions shown on this plan are subject to approval by council and registration with the department of resources. Design surface contours, retaining wall heights and fill areas shown hereon have been plotted from data supplied by peak urban on 18/01/2022.

Project:

**AURORA**  
RIPLEY  
STAGE 3

Client:

**ORCHARD (DALEYS) DEVELOPMENTS PTY LTD**



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5 0 2 5 10m



SCALE 1:250 @ A3

LEVEL DATUM AHD

LEVEL ORIGIN PSM58055 RL37.563

COMPUTER FILE BRSS5365-O03-3-1

SCALE 1:250 @ A3

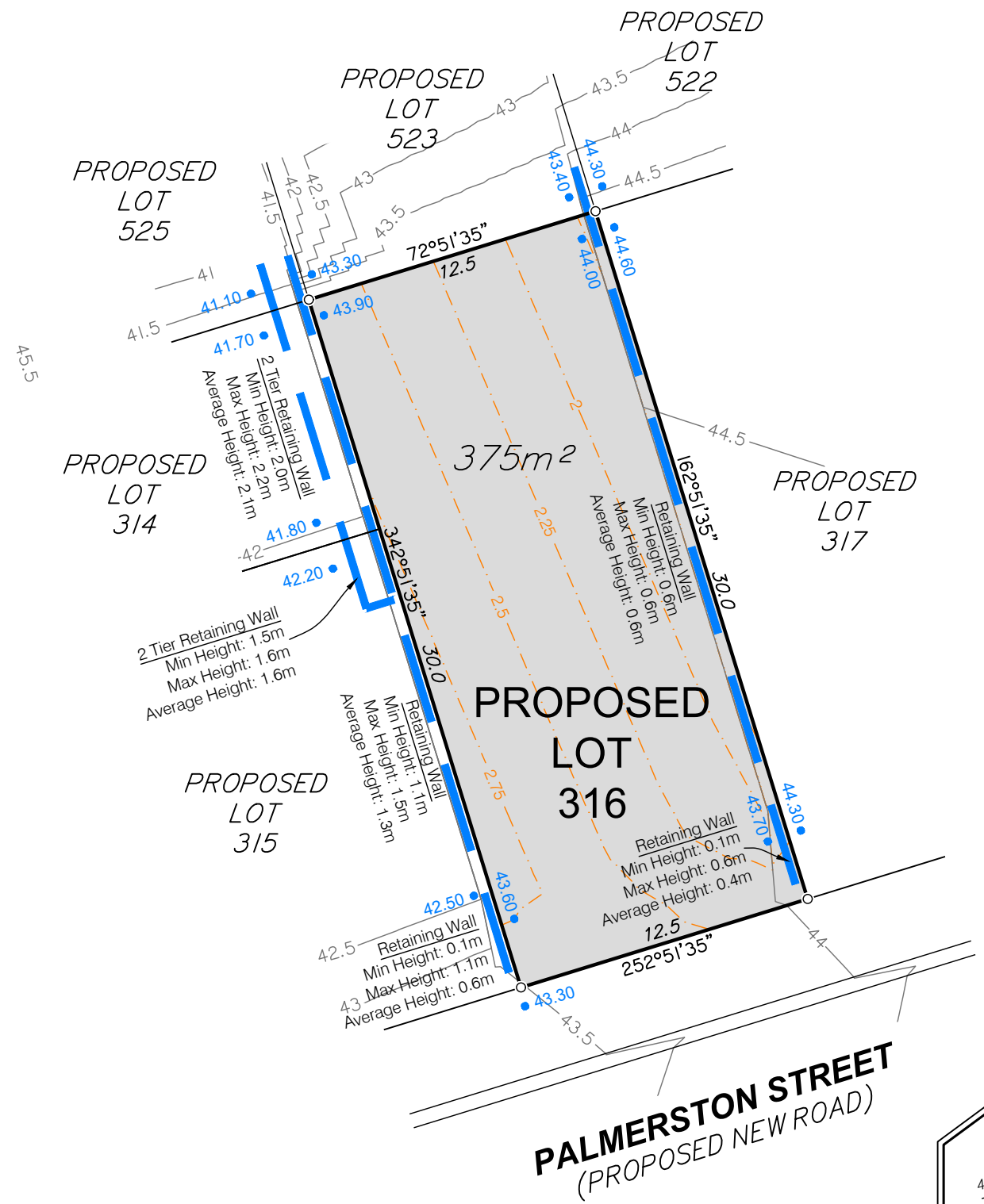
DRAWN MIS DATE 18/01/2022

CHECKED AJD DATE 3/02/2022

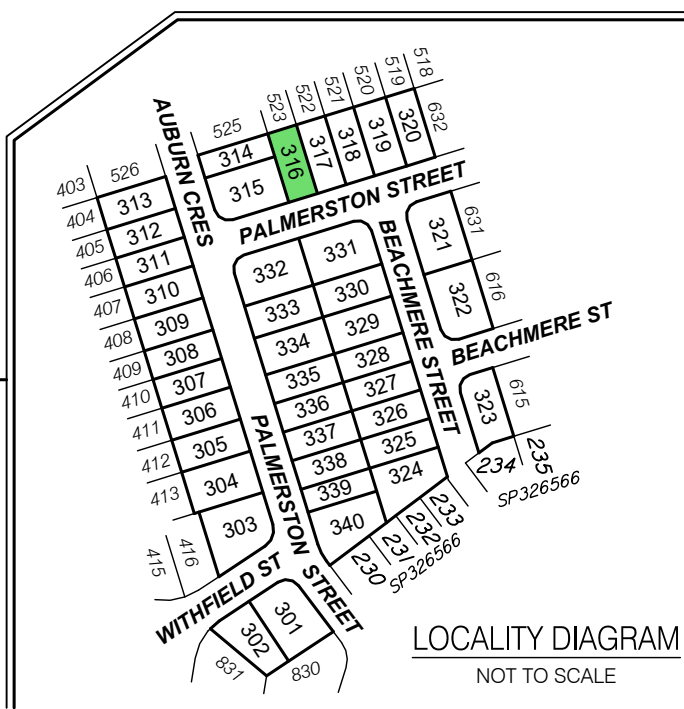
APPROVED RGA DATE 3/02/2022

UDN  
**BRSS5365-O03- 017 - 1**





**PALMERSTON STREET**  
(PROPOSED NEW ROAD)



LOCALITY DIAGRAM  
NOT TO SCALE

Items included in this section are in addition to standard Disclosure Plan requirements (as defined in the Land Sales Act 1984)

Where applicable,  
Easements are shown as: Finished surface levels shown as: 66.30

**NOTE:**  
This additional information is indicative only and has been taken from various sources and is a representation of the proposed infrastructure. The actual location should be checked on site after completion of construction.

The dimensions and locations of proposed easements may vary and are subject to final Council approval.

## DISCLOSURE PLAN FOR PROPOSED LOT 316

This plan shows:  
Details of Proposed Lot 316 on the Proposed Reconfiguration Plan BRSS5365-ORC-8-10 dated 24 June 2020, which accompanied an Amendment Application Request for Application Number 1546/2020/PDA, that was originally approved by the Urban Land Development Authority on 20 November 2012 for land described as Lots 3, 5 & 6 on RP180932. The Amendment Application was approved by Ipswich City Council on 19 October 2020 subject to conditions. Further Minor Alterations to the Application Number 1546/2020/PDA were approved by Ipswich City Council on 14 December 2020 & 19 January 2021 subject to conditions.

This Disclosure Plan was prepared in accordance with the Land Sales Act 1984 to enable the sale of proposed lots. This plan should not be used for design purposes as the details shown on this plan may vary from final site conditions.

Retaining Walls are shown as:

Area of Fill shown as:   
Fill ranges in depth from 1.7m to 2.9m.

Compaction of fill will be carried out in accordance with Australian Standard AS 3798-2007, with Level 1 certification.

Design surface contours based on A.H.D. datum at an interval of 0.5m, shown as: 48.5

Depth of fill contours based on A.H.D. datum at an interval of 0.25m, shown as: 0.25

Areas and dimensions shown on this plan are subject to approval by council and registration with the department of resources. Design surface contours, retaining wall heights and fill areas shown hereon have been plotted from data supplied by peak urban on 18/01/2022.

Project:

Client:

**ORCHARD (DALEYS) DEVELOPMENTS PTY LTD**

**Brisbane Office**  
Level 1  
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Milton Qld 4064  
PO Box 1399  
Milton Qld 4064

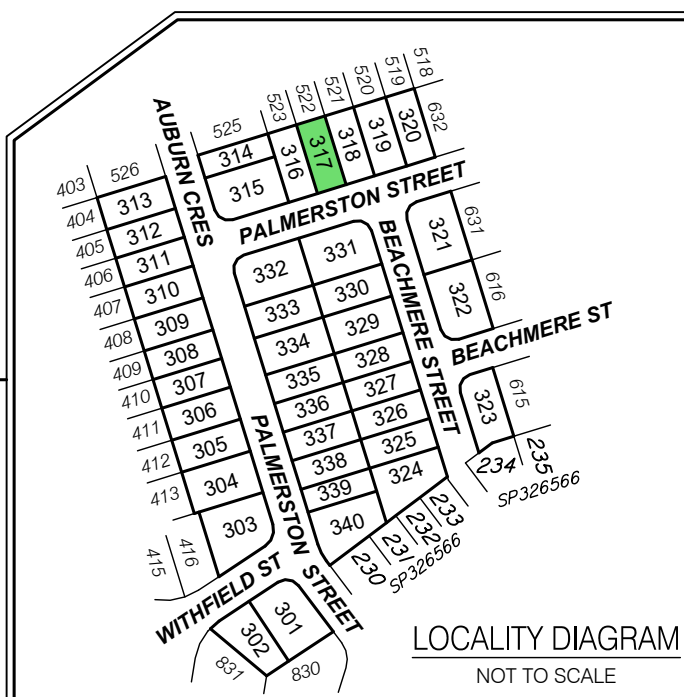
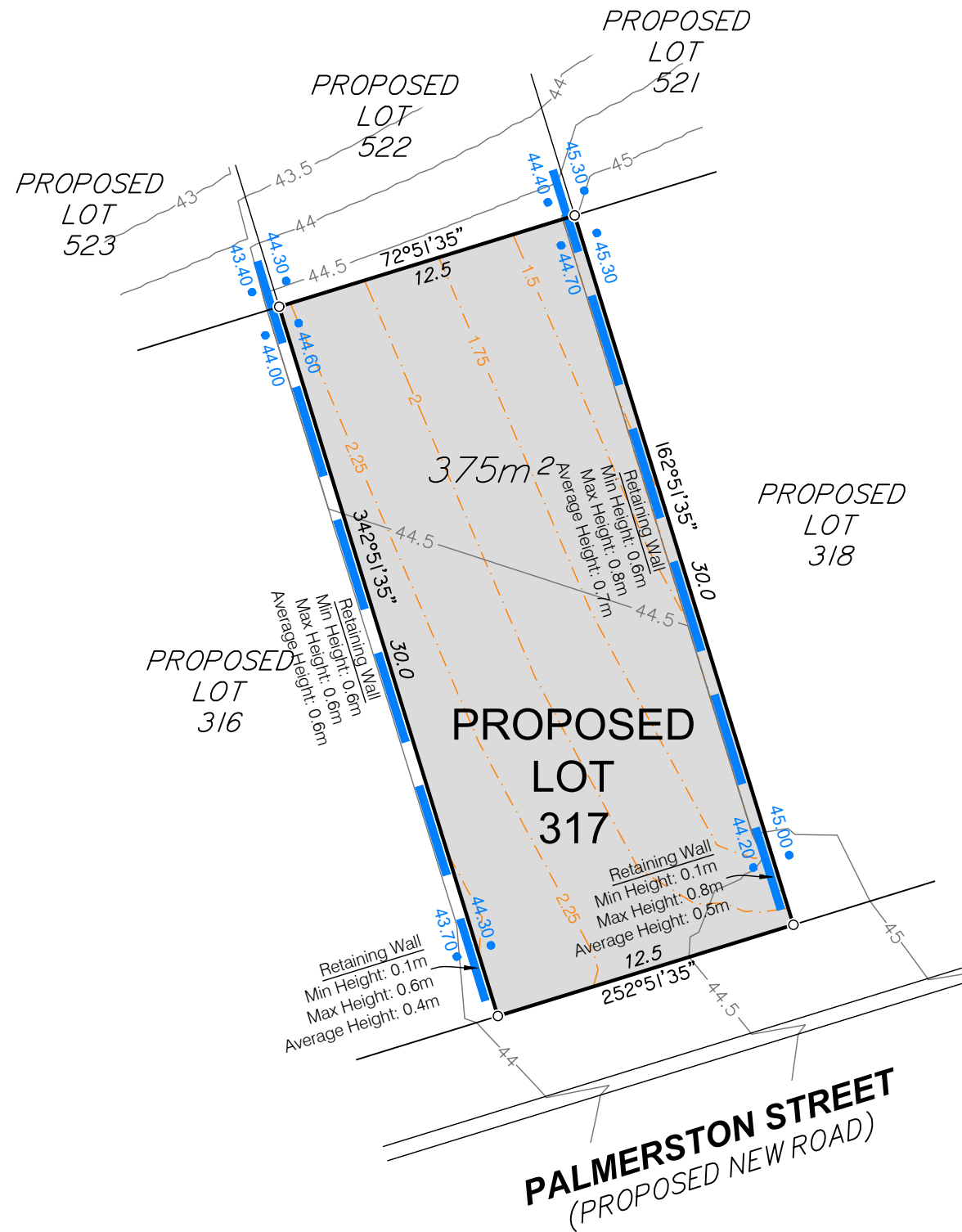
p: (07) 3842 1000  
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e: info@landpartners.com.au  
w: www.landpartners.com.au

LEVEL DATUM	AHD		
LEVEL ORIGIN	PSM58055 RL37.563		
COMPUTER FILE	BRSS5365-O03-3-1		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	18/01/2022
CHECKED	AJD	DATE	3/02/2022
APPROVED	RG	DATE	3/02/2022

SCALE 1:250 @ A3

UDN  
**BRSS5365-O03- 019 - 1**





## DISCLOSURE PLAN FOR PROPOSED LOT 317

This plan shows:

Details of Proposed Lot 317 on the Proposed Reconfiguration Plan BRSS5365-ORC-8-10 dated 24 June 2020, which accompanied an Amendment Application Request for Application Number 1546/2020/PDA, that was originally approved by the Urban Land Development Authority on 20 November 2012 for land described as Lots 3, 5 & 6 on RP180932. The Amendment Application was approved by Ipswich City Council on 19 October 2020 subject to conditions. Further Minor Alterations to the Application Number 1546/2020/PDA were approved by Ipswich City Council on 14 December 2020 & 19 January 2021 subject to conditions.

This Disclosure Plan was prepared in accordance with the Land Sales Act 1984 to enable the sale of proposed lots. This plan should not be used for design purposes as the details shown on this plan may vary from final site conditions.

Retaining Walls are shown as:

Area of Fill shown as:

Fill ranges in depth from 1.3m to 2.5m.

Compaction of fill will be carried out in accordance with Australian Standard AS 3798-2007, with Level 1 certification.

Design surface contours based on A.H.D. datum at an interval of 0.5m, shown as: 48.5

Depth of fill contours based on A.H.D. datum at an interval of 0.25m, shown as: 0.25

Areas and dimensions shown on this plan are subject to approval by council and registration with the department of resources. Design surface contours, retaining wall heights and fill areas shown hereon have been plotted from data supplied by peak urban on 18/01/2022.

Project:

**AURORA**  
RIPLEY  
STAGE 3

Client:

**ORCHARD (DALEYS) DEVELOPMENTS PTY LTD**

Items included in this section are in addition to standard Disclosure Plan requirements (as defined in the Land Sales Act 1984)

Where applicable,

Easements are shown as:

Finished surface levels shown as: 66.30

**NOTE:**

This additional information is indicative only and has been taken from various sources and is a representation of the proposed infrastructure. The actual location should be checked on site after completion of construction.

The dimensions and locations of proposed easements may vary and are subject to final Council approval.



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w: www.landpartners.com.au

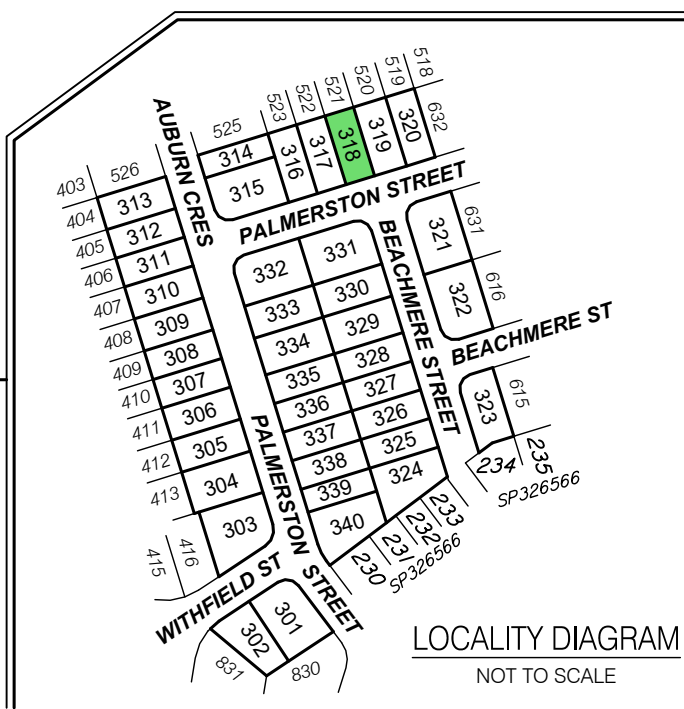
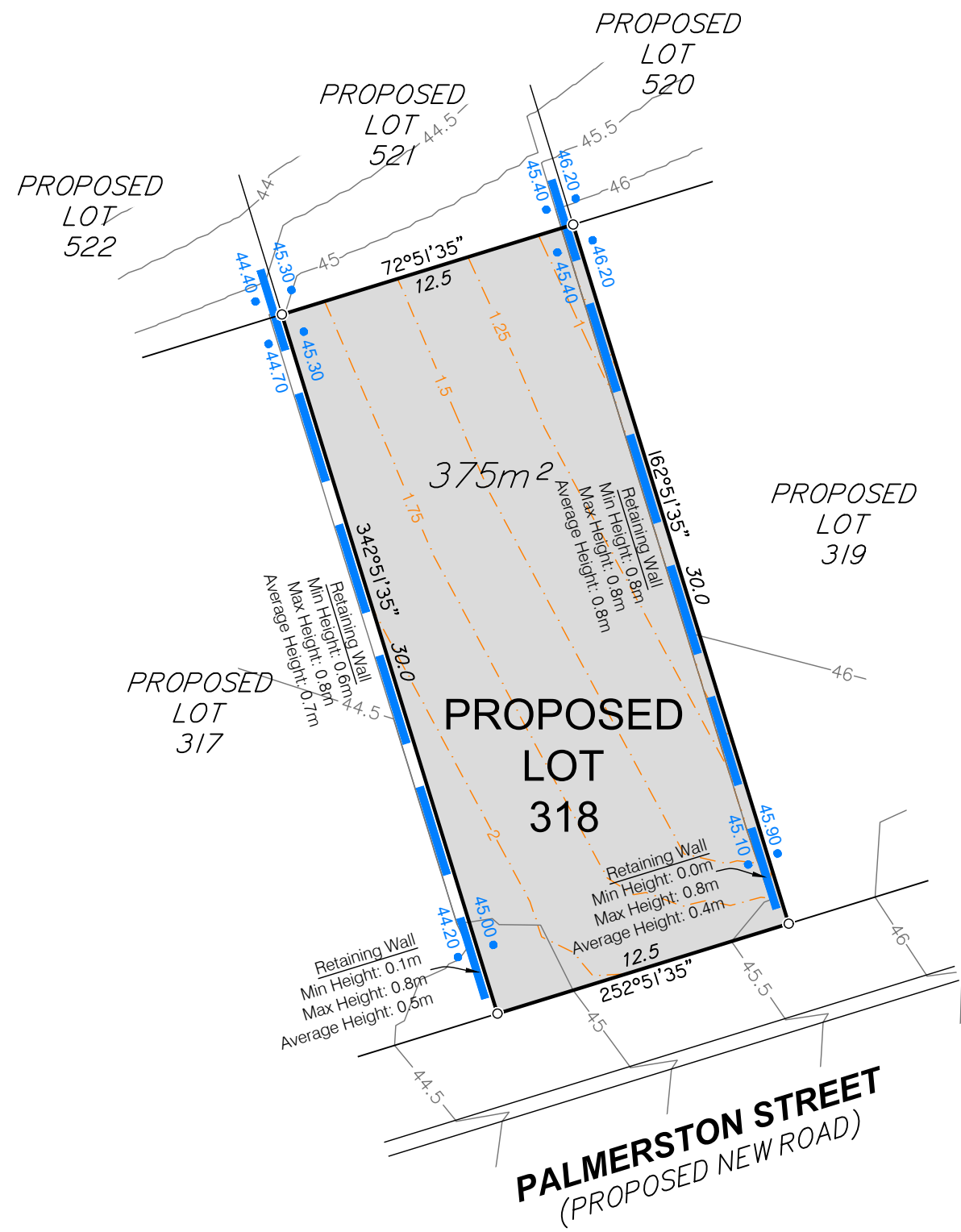


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COMPUTER FILE	BRSS5365-O03-3-1		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	18/01/2022
CHECKED	AJD	DATE	3/02/2022
APPROVED	RG	DATE	3/02/2022



SCALE 1:250 @ A3

UDN  
**BRSS5365-O03- 020 - 1**



Items included in this section are in addition to standard Disclosure Plan requirements (as defined in the Land Sales Act 1984)

Where applicable,  
Easements are shown as: Finished surface levels shown as: 66.30

**NOTE:**  
This additional information is indicative only and has been taken from various sources and is a representation of the proposed infrastructure. The actual location should be checked on site after completion of construction.

The dimensions and locations of proposed easements may vary and are subject to final Council approval.

## DISCLOSURE PLAN FOR PROPOSED LOT 318

This plan shows:  
Details of Proposed Lot 318 on the Proposed Reconfiguration Plan BRSS5365-ORC-8-10 dated 24 June 2020, which accompanied an Amendment Application Request for Application Number 1546/2020/PDA, that was originally approved by the Urban Land Development Authority on 20 November 2012 for land described as Lots 3, 5 & 6 on RP180932. The Amendment Application was approved by Ipswich City Council on 19 October 2020 subject to conditions. Further Minor Alterations to the Application Number 1546/2020/PDA were approved by Ipswich City Council on 14 December 2020 & 19 January 2021 subject to conditions.

This Disclosure Plan was prepared in accordance with the Land Sales Act 1984 to enable the sale of proposed lots. This plan should not be used for design purposes as the details shown on this plan may vary from final site conditions.

Retaining Walls are shown as:

Area of Fill shown as:   
Fill ranges in depth from 0.9m to 2.1m.

Compaction of fill will be carried out in accordance with Australian Standard AS 3798-2007, with Level 1 certification.

Design surface contours based on A.H.D. datum at an interval of 0.5m, shown as: 48.5

Depth of fill contours based on A.H.D. datum at an interval of 0.25m, shown as: 0.25

Areas and dimensions shown on this plan are subject to approval by council and registration with the department of resources. Design surface contours, retaining wall heights and fill areas shown hereon have been plotted from data supplied by peak urban on 18/01/2022.

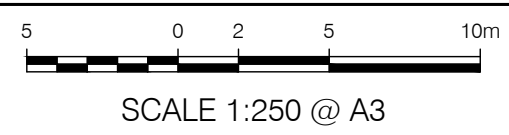
Project:

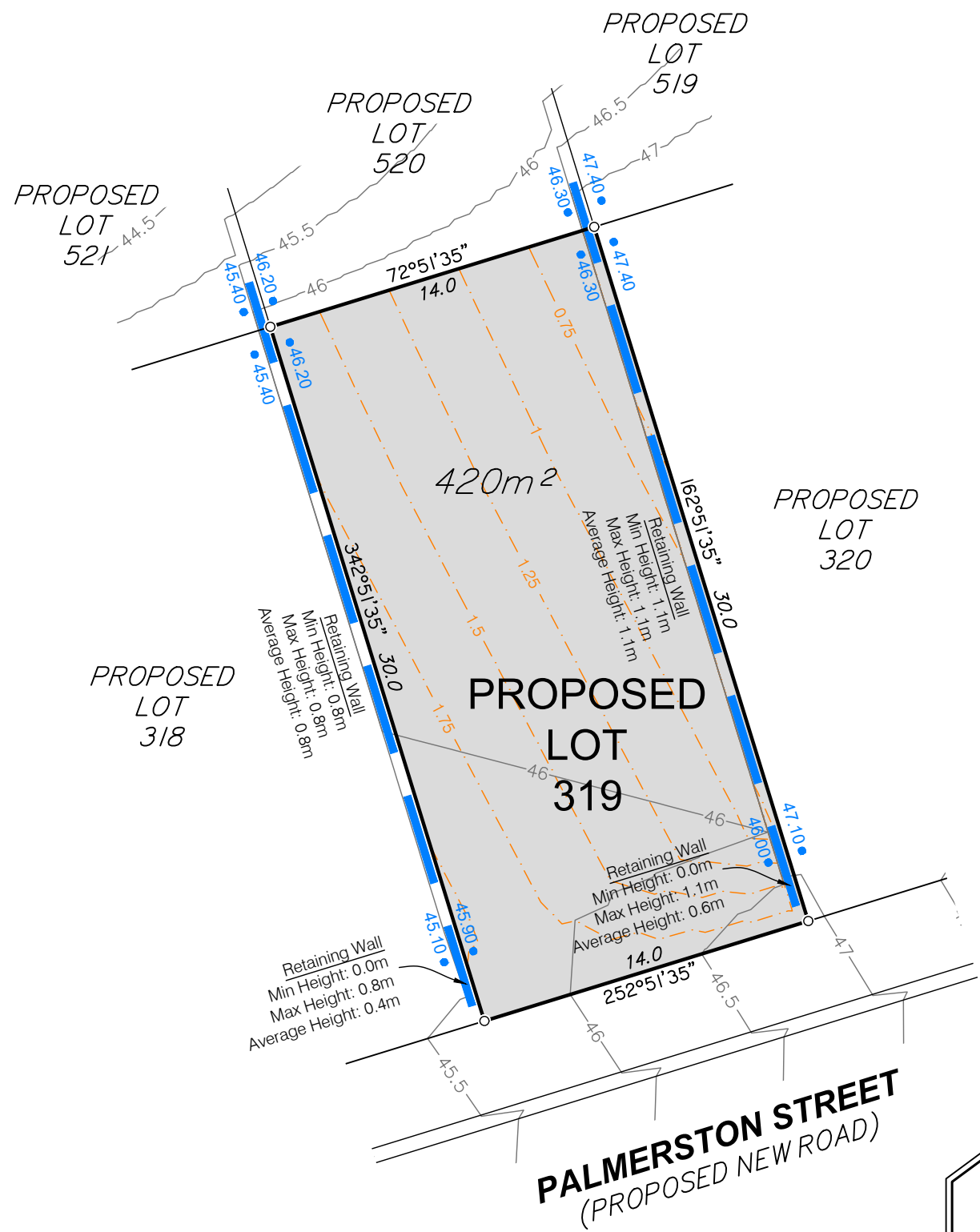
**AURORA**  
RIPLEY  
STAGE 3

Client:

**ORCHARD (DALEYS) DEVELOPMENTS PTY LTD**

 <b>LANDPARTNERS</b> built environment consultants  Brisbane Office Level 1 18 Little Cribb Street, Milton Qld 4064 PO Box 1399 Milton Qld 4064  p: (07) 3842 1000 f: (07) 3842 1001 e: info@landpartners.com.au w: www.landpartners.com.au  	LEVEL DATUM	AHD
	LEVEL ORIGIN	PSM58055 RL37.563
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	SCALE	1:250 @ A3
	DRAWN	MIS
CHECKED	AJD	DATE 3/02/2022
APPROVED	RG	DATE 3/02/2022
UDN	BRSS5365-O03- 021 - 1	





Items included in this section are in addition to standard Disclosure Plan requirements (as defined in the Land Sales Act 1984)

Where applicable,  
Easements are shown as: Finished surface levels shown as: 66.30

**NOTE:**  
This additional information is indicative only and has been taken from various sources and is a representation of the proposed infrastructure. The actual location should be checked on site after completion of construction.

The dimensions and locations of proposed easements may vary and are subject to final Council approval.

## DISCLOSURE PLAN FOR PROPOSED LOT 319

This plan shows:

Details of Proposed Lot 319 on the Proposed Reconfiguration Plan BRSS5365-ORC-8-10 dated 24 June 2020, which accompanied an Amendment Application Request for Application Number 1546/2020/PDA, that was originally approved by the Urban Land Development Authority on 20 November 2012 for land described as Lots 3, 5 & 6 on RP180932. The Amendment Application was approved by Ipswich City Council on 19 October 2020 subject to conditions. Further Minor Alterations to the Application Number 1546/2020/PDA were approved by Ipswich City Council on 14 December 2020 & 19 January 2021 subject to conditions.

This Disclosure Plan was prepared in accordance with the Land Sales Act 1984 to enable the sale of proposed lots. This plan should not be used for design purposes as the details shown on this plan may vary from final site conditions.

Retaining Walls are shown as:

Area of Fill shown as:

Fill ranges in depth from 0.6m to 2.0m.

Compaction of fill will be carried out in accordance with Australian Standard AS 3798-2007, with Level 1 certification.

Design surface contours based on A.H.D. datum at an interval of 0.5m, shown as:

Depth of fill contours based on A.H.D. datum at an interval of 0.25m, shown as:

Areas and dimensions shown on this plan are subject to approval by council and registration with the department of resources. Design surface contours, retaining wall heights and fill areas shown hereon have been plotted from data supplied by peak urban on 18/01/2022.

Project:



Client:

**ORCHARD (DALEYS) DEVELOPMENTS PTY LTD**



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Level 1  
18 Little Cribb Street,  
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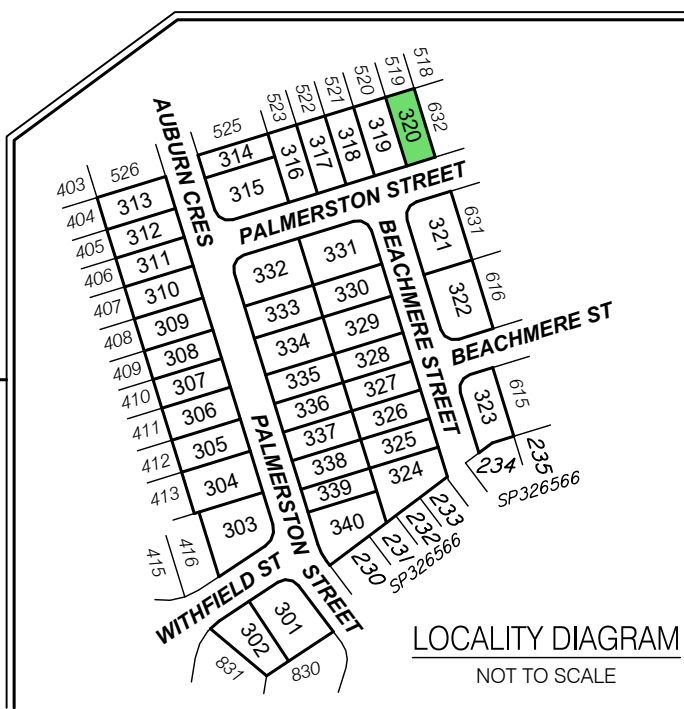
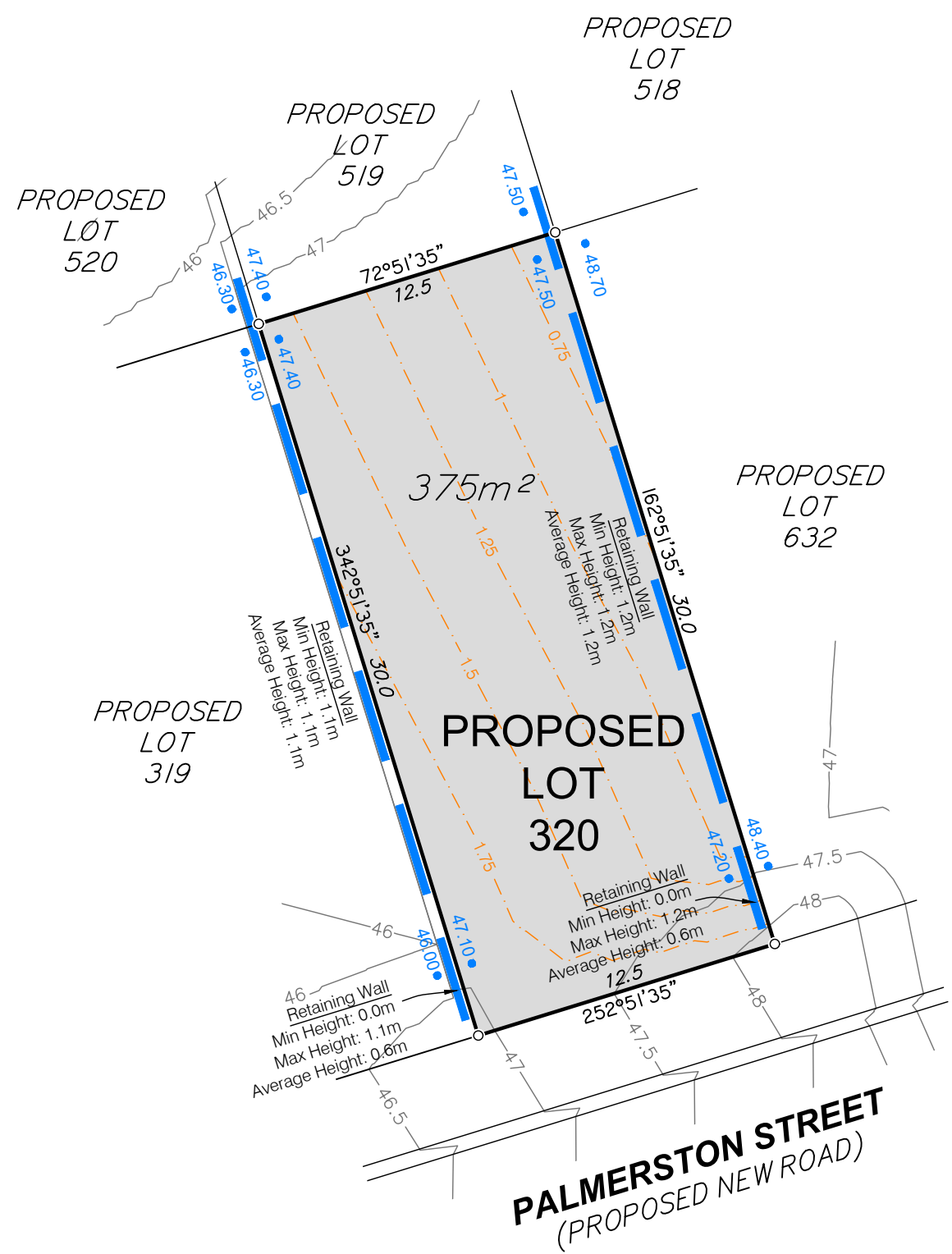


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LEVEL ORIGIN	PSM58055 RL37.563		
COMPUTER FILE	BRSS5365-O03-3-1		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	18/01/2022
CHECKED	AJD	DATE	3/02/2022
APPROVED	RG	DATE	3/02/2022



SCALE 1:250 @ A3

UDN  
**BRSS5365-O03- 022 - 1**



Items included in this section are in addition to standard Disclosure Plan requirements (as defined in the Land Sales Act 1984)

Where applicable,  
Easements are shown as: Finished surface levels shown as: 66.30

**NOTE:**  
This additional information is indicative only and has been taken from various sources and is a representation of the proposed infrastructure. The actual location should be checked on site after completion of construction.

The dimensions and locations of proposed easements may vary and are subject to final Council approval.

## DISCLOSURE PLAN FOR PROPOSED LOT 320

This plan shows:  
Details of Proposed Lot 320 on the Proposed Reconfiguration Plan BRSS5365-ORC-8-10 dated 24 June 2020, which accompanied an Amendment Application Request for Application Number 1546/2020/PDA, that was originally approved by the Urban Land Development Authority on 20 November 2012 for land described as Lots 3, 5 & 6 on RP180932. The Amendment Application was approved by Ipswich City Council on 19 October 2020 subject to conditions. Further Minor Alterations to the Application Number 1546/2020/PDA were approved by Ipswich City Council on 14 December 2020 & 19 January 2021 subject to conditions.

This Disclosure Plan was prepared in accordance with the Land Sales Act 1984 to enable the sale of proposed lots. This plan should not be used for design purposes as the details shown on this plan may vary from final site conditions.

Retaining Walls are shown as:

Area of Fill shown as:

Fill ranges in depth from 0.6m to 2.0m.

Compaction of fill will be carried out in accordance with Australian Standard AS 3798-2007, with Level 1 certification.

Design surface contours based on A.H.D. datum at an interval of 0.5m, shown as: 48.5

Depth of fill contours based on A.H.D. datum at an interval of 0.25m, shown as: 0.25

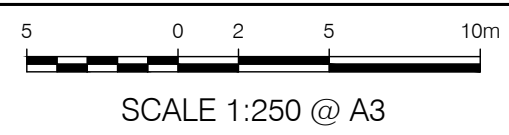
Areas and dimensions shown on this plan are subject to approval by council and registration with the department of resources. Design surface contours, retaining wall heights and fill areas shown hereon have been plotted from data supplied by peak urban on 18/01/2022.

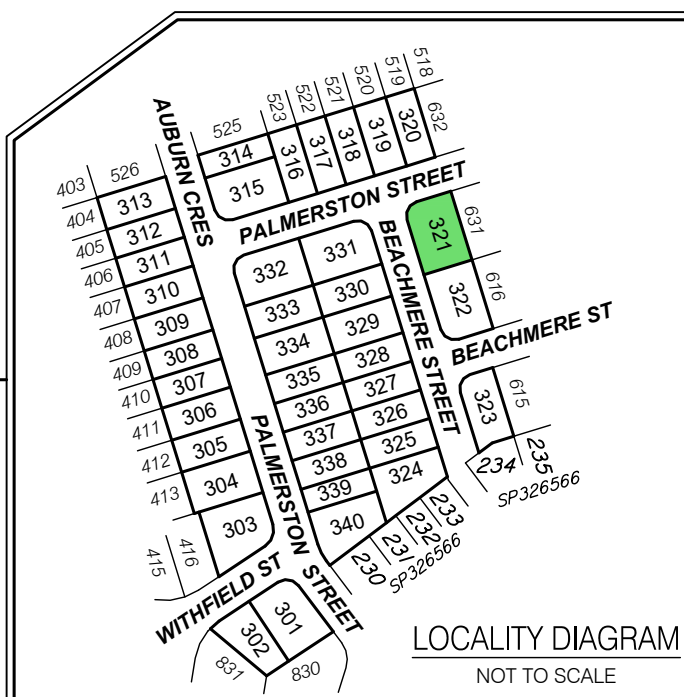
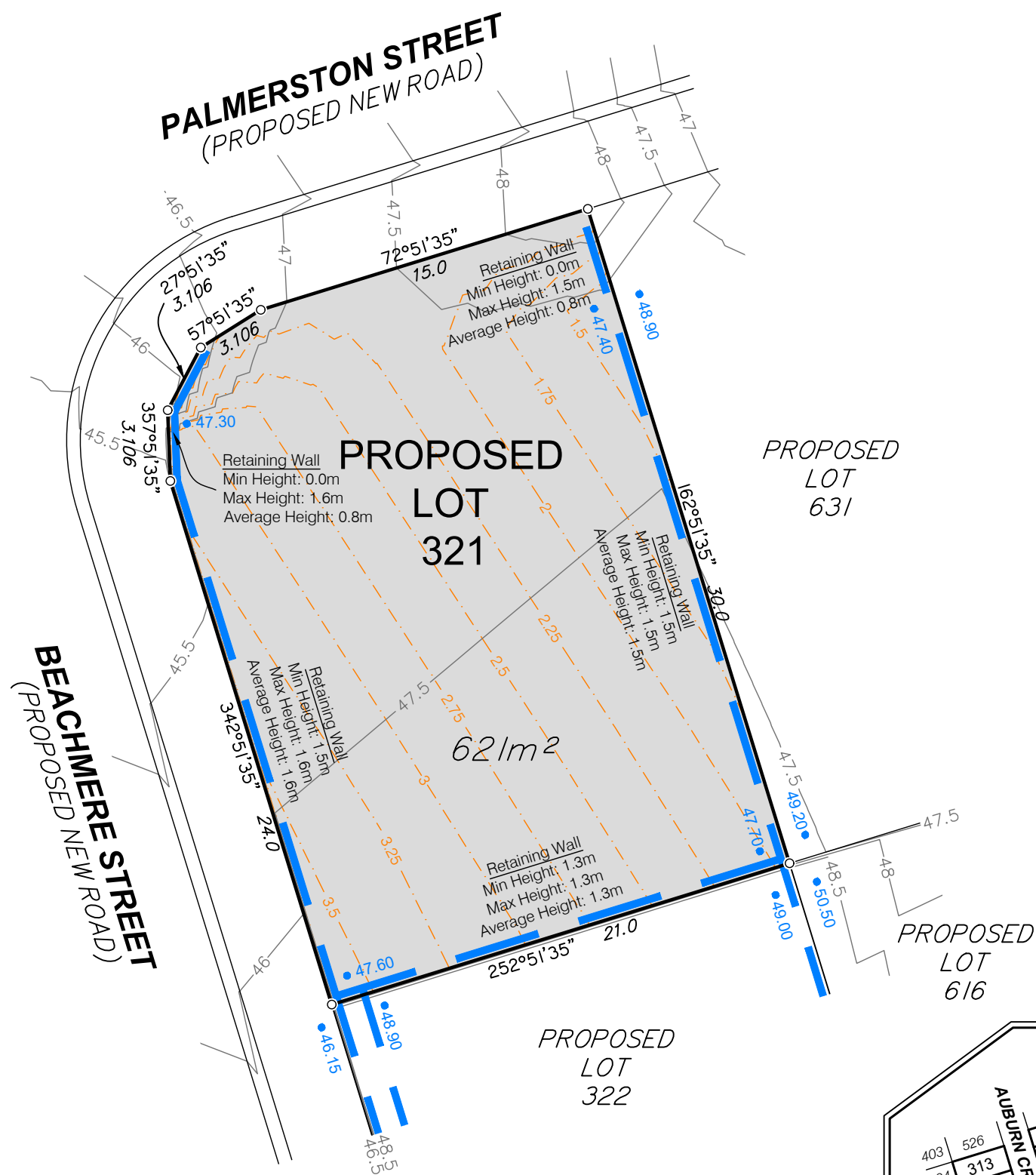
Project:

Client:

**ORCHARD (DALEYS) DEVELOPMENTS PTY LTD**

<p><b>LANDPARTNERS</b> built environment consultants</p> <p><b>Brisbane Office</b> Level 1 18 Little Cribb Street, Milton Qld 4064 PO Box 1399 Milton Qld 4064</p> <p>p: (07) 3842 1000 f: (07) 3842 1001 e: info@landpartners.com.au w: www.landpartners.com.au</p>	LEVEL DATUM	AHD
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	DRAWN	MIS
CHECKED	AJD	DATE 3/02/2022
APPROVED	RG	DATE 3/02/2022
UDN	<b>BRSS5365-O03- 023 - 1</b>	





Items included in this section are in addition to standard Disclosure Plan requirements (as defined in the Land Sales Act 1984)

Where applicable,  
Easements are shown as: Finished surface levels shown as: ● 66.30

**NOTE:**  
This additional information is indicative only and has been taken from various sources and is a representation of the proposed infrastructure. The actual location should be checked on site after completion of construction.

The dimensions and locations of proposed easements may vary and are subject to final Council approval.

## DISCLOSURE PLAN FOR PROPOSED LOT 321

This plan shows:  
Details of Proposed Lot 321 on the Proposed Reconfiguration Plan BRSS5365-ORC-8-10 dated 24 June 2020, which accompanied an Amendment Application Request for Application Number 1546/2020/PDA, that was originally approved by the Urban Land Development Authority on 20 November 2012 for land described as Lots 3, 5 & 6 on RP180932. The Amendment Application was approved by Ipswich City Council on 19 October 2020 subject to conditions. Further Minor Alterations to the Application Number 1546/2020/PDA were approved by Ipswich City Council on 14 December 2020 & 19 January 2021 subject to conditions.

This Disclosure Plan was prepared in accordance with the Land Sales Act 1984 to enable the sale of proposed lots. This plan should not be used for design purposes as the details shown on this plan may vary from final site conditions.

Retaining Walls are shown as:

Area of Fill shown as:   
Fill ranges in depth from 1.3m to 3.6m.

Compaction of fill will be carried out in accordance with Australian Standard AS 3798-2007, with Level 1 certification.

Design surface contours based on A.H.D. datum at an interval of 0.5m, shown as:

Depth of fill contours based on A.H.D. datum at an interval of 0.25m, shown as:

Areas and dimensions shown on this plan are subject to approval by council and registration with the department of resources. Design surface contours, retaining wall heights and fill areas shown hereon have been plotted from data supplied by peak urban on 18/01/2022.

Project:

Client:

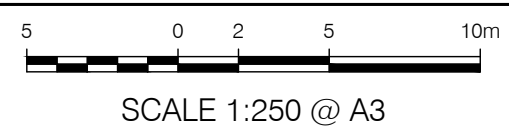
**ORCHARD (DALEYS) DEVELOPMENTS PTY LTD**

**LANDPARTNERS**  
built environment consultants

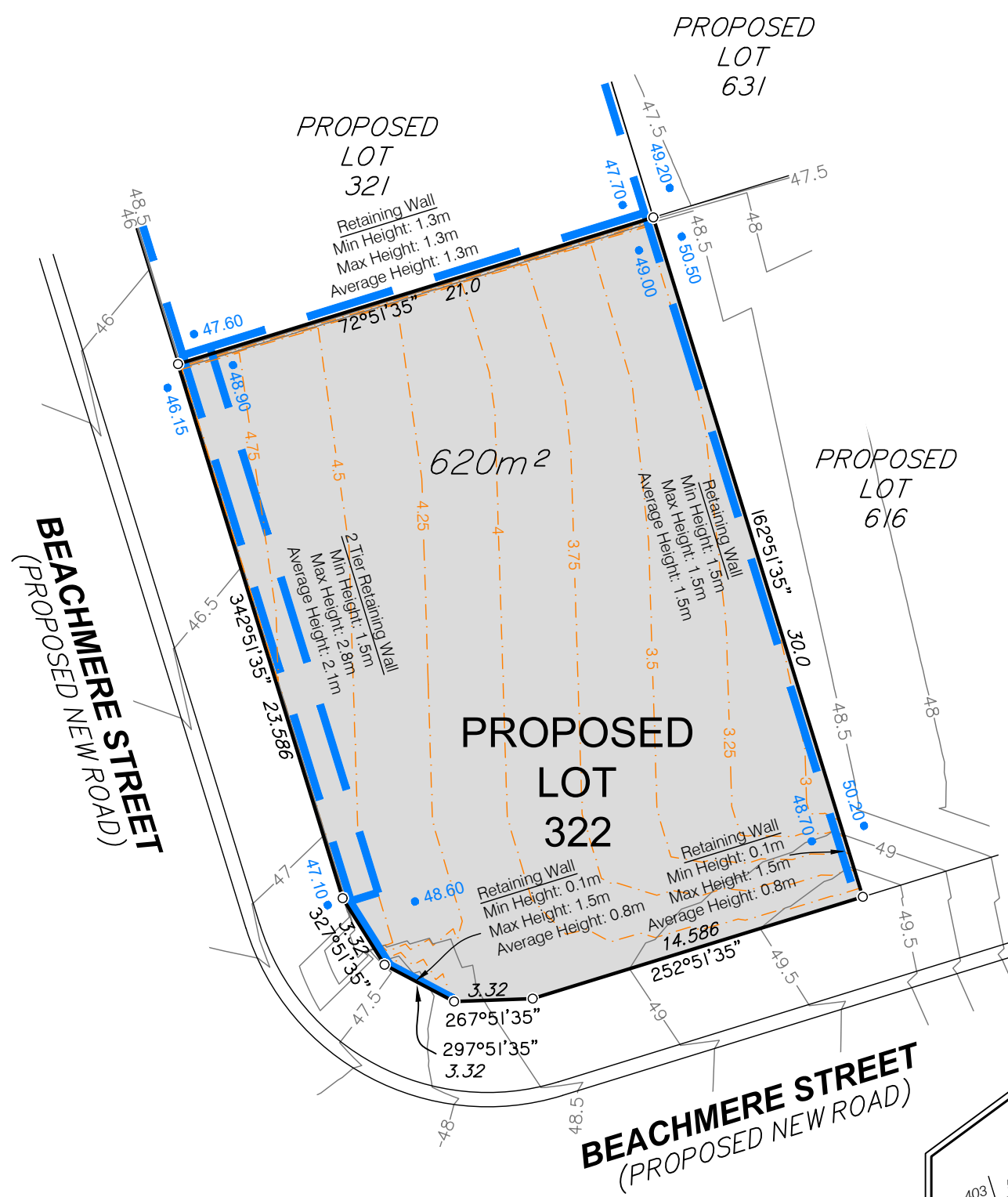
**Brisbane Office**  
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Milton Qld 4064

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w: www.landpartners.com.au

LEVEL DATUM	AHD		
LEVEL ORIGIN	PSM58055 RL37.563		
COMPUTER FILE	BRSS5365-O03-3-1		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	18/01/2022
CHECKED	AJD	DATE	3/02/2022
APPROVED	RG	DATE	3/02/2022



UDN  
**BRSS5365-O03- 024 - 1**



Items included in this section are in addition to standard Disclosure Plan requirements (as defined in the Land Sales Act 1984)

Where applicable,  
Easements are shown as: Finished surface levels shown as: ● 66.30

**NOTE:**  
This additional information is indicative only and has been taken from various sources and is a representation of the proposed infrastructure. The actual location should be checked on site after completion of construction.

The dimensions and locations of proposed easements may vary and are subject to final Council approval.

## DISCLOSURE PLAN FOR PROPOSED LOT 322

This plan shows:  
Details of Proposed Lot 322 on the Proposed Reconfiguration Plan BRSS5365-ORC-8-10 dated 24 June 2020, which accompanied an Amendment Application Request for Application Number 1546/2020/PDA, that was originally approved by the Urban Land Development Authority on 20 November 2012 for land described as Lots 3, 5 & 6 on RP180932. The Amendment Application was approved by Ipswich City Council on 19 October 2020 subject to conditions. Further Minor Alterations to the Application Number 1546/2020/PDA were approved by Ipswich City Council on 14 December 2020 & 19 January 2021 subject to conditions.

This Disclosure Plan was prepared in accordance with the Land Sales Act 1984 to enable the sale of proposed lots. This plan should not be used for design purposes as the details shown on this plan may vary from final site conditions.

Retaining Walls are shown as:

Area of Fill shown as:

Fill ranges in depth from 2.0m to 4.9m.

Compaction of fill will be carried out in accordance with Australian Standard AS 3798-2007, with Level 1 certification.

Design surface contours based on A.H.D. datum at an interval of 0.5m, shown as:

Depth of fill contours based on A.H.D. datum at an interval of 0.25m, shown as:

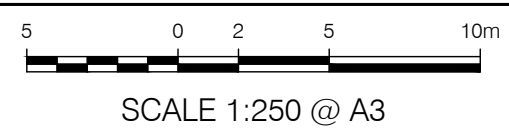
Areas and dimensions shown on this plan are subject to approval by council and registration with the department of resources. Design surface contours, retaining wall heights and fill areas shown hereon have been plotted from data supplied by peak urban on 18/01/2022.

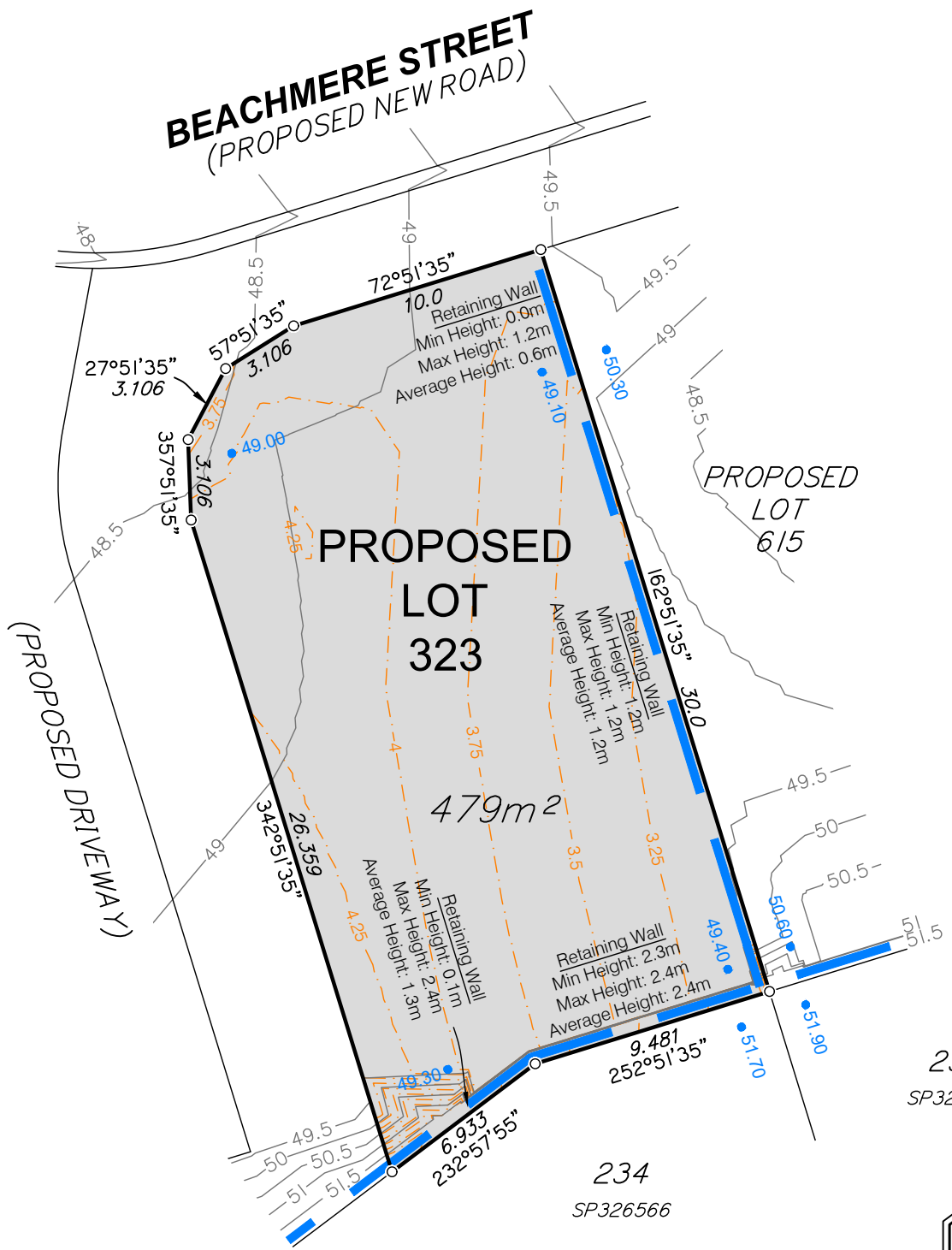
Project:

Client:

**ORCHARD (DALEYS) DEVELOPMENTS PTY LTD**

 <b>Brisbane Office</b> Level 1 18 Little Cribb Street, Milton Qld 4064 PO Box 1399 Milton Qld 4064  p: (07) 3842 1000 f: (07) 3842 1001 e: info@landpartners.com.au w: www.landpartners.com.au  	LEVEL DATUM	AHD
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	DRAWN	MIS
CHECKED	AJD	DATE 3/02/2022
APPROVED	RG	DATE 3/02/2022
UDN	<b>BRSS5365-O03- 025 - 1</b>	





235  
SP326566

234  
SP326566



LOCALITY DIAGRAM  
NOT TO SCALE

Items included in this section are in addition to standard Disclosure Plan requirements (as defined in the Land Sales Act 1984)

Where applicable,  
Easements are shown as: Finished surface levels shown as: 66.30

NOTE:  
This additional information is indicative only and has been taken from various sources and is a representation of the proposed infrastructure. The actual location should be checked on site after completion of construction.

The dimensions and locations of proposed easements may vary and are subject to final Council approval.

## DISCLOSURE PLAN FOR PROPOSED LOT 323

This plan shows:  
Details of Proposed Lot 323 on the Proposed Reconfiguration Plan BRSS5365-ORC-8-10 dated 24 June 2020, which accompanied an Amendment Application Request for Application Number 1546/2020/PDA, that was originally approved by the Urban Land Development Authority on 20 November 2012 for land described as Lots 3, 5 & 6 on RP180932. The Amendment Application was approved by Ipswich City Council on 19 October 2020 subject to conditions. Further Minor Alterations to the Application Number 1546/2020/PDA were approved by Ipswich City Council on 14 December 2020 & 19 January 2021 subject to conditions.

This Disclosure Plan was prepared in accordance with the Land Sales Act 1984 to enable the sale of proposed lots. This plan should not be used for design purposes as the details shown on this plan may vary from final site conditions.

Retaining Walls are shown as:

Area of Fill shown as:   
Fill ranges in depth from 3.0m to 6.6m.

Compaction of fill will be carried out in accordance with Australian Standard AS 3798-2007, with Level 1 certification.

Design surface contours based on A.H.D. datum at an interval of 0.5m, shown as: 48.5

Depth of fill contours based on A.H.D. datum at an interval of 0.25m, shown as: 0.25

Areas and dimensions shown on this plan are subject to approval by council and registration with the department of resources. Design surface contours, retaining wall heights and fill areas shown hereon have been plotted from data supplied by peak urban on 18/01/2022.

Project:

**AURORA**  
RIPLEY  
**STAGE 3**

Client:

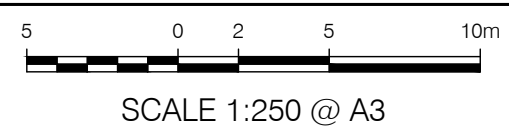
**ORCHARD (DALEYS) DEVELOPMENTS PTY LTD**

**LandPartners**  
built environment consultants

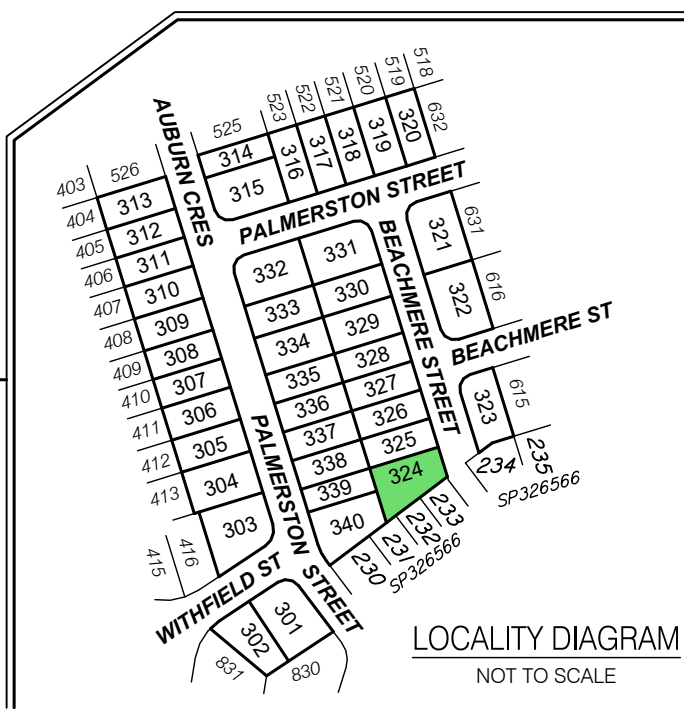
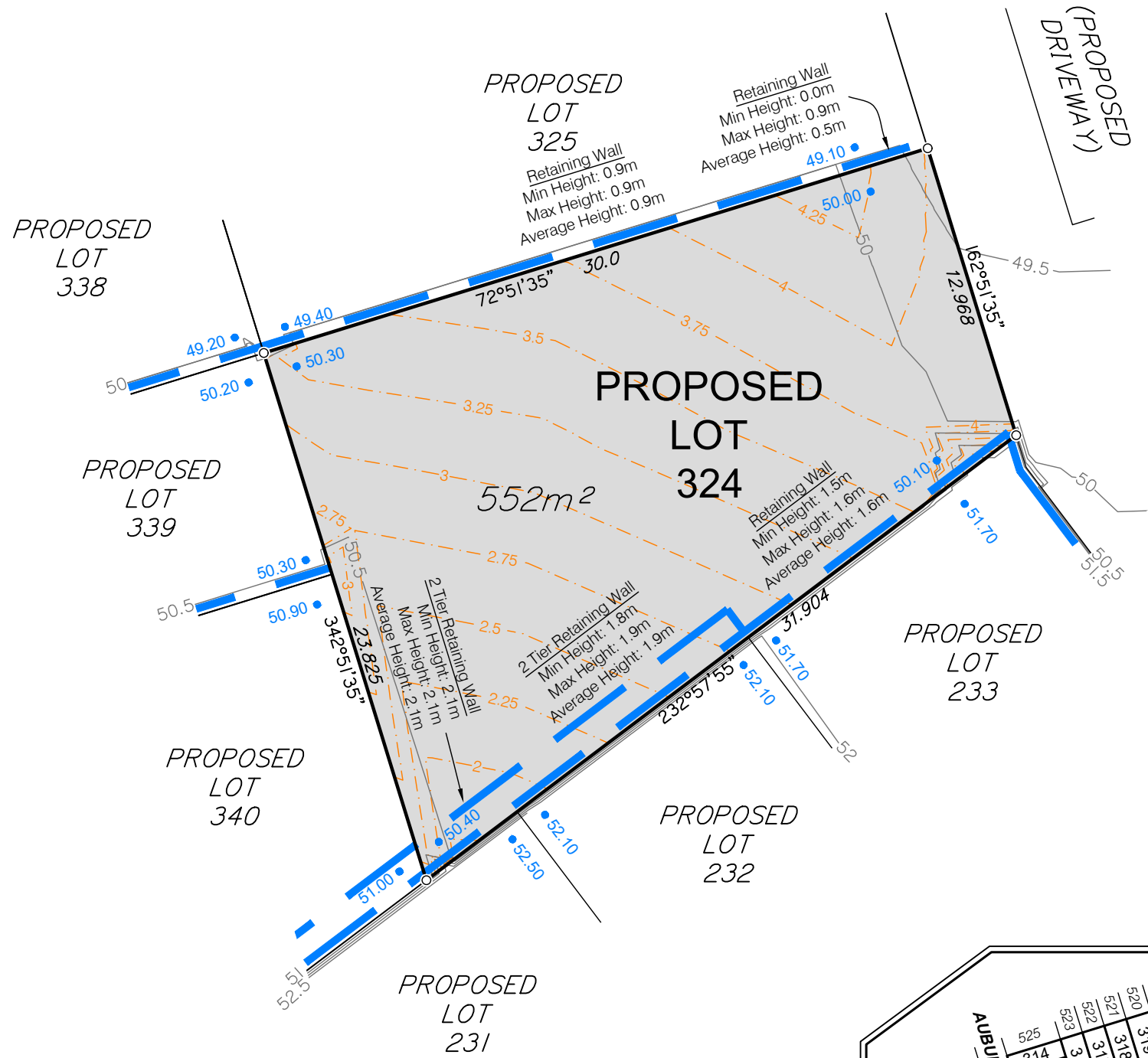
Brisbane Office  
Level 1  
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Milton Qld 4064

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w: www.landpartners.com.au

LEVEL DATUM	AHD		
LEVEL ORIGIN	PSM58055 RL37.563		
COMPUTER FILE	BRSS5365-O03-3-1		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	18/01/2022
CHECKED	AJD	DATE	3/02/2022
APPROVED	RG	DATE	3/02/2022



UDN  
**BRSS5365-O03- 026 - 1**



Items included in this section are in addition to standard Disclosure Plan requirements (as defined in the Land Sales Act 1984)

Where applicable,  
Easements are shown as: Finished surface levels shown as: 66.30

**NOTE:**  
This additional information is indicative only and has been taken from various sources and is a representation of the proposed infrastructure. The actual location should be checked on site after completion of construction.

The dimensions and locations of proposed easements may vary and are subject to final Council approval.

## DISCLOSURE PLAN FOR PROPOSED LOT 324

This plan shows:  
Details of Proposed Lot 324 on the Proposed Reconfiguration Plan BRSS5365-ORC-8-10 dated 24 June 2020, which accompanied an Amendment Application Request for Application Number 1546/2020/PDA, that was originally approved by the Urban Land Development Authority on 20 November 2012 for land described as Lots 3, 5 & 6 on RP180932. The Amendment Application was approved by Ipswich City Council on 19 October 2020 subject to conditions. Further Minor Alterations to the Application Number 1546/2020/PDA were approved by Ipswich City Council on 14 December 2020 & 19 January 2021 subject to conditions.

This Disclosure Plan was prepared in accordance with the Land Sales Act 1984 to enable the sale of proposed lots. This plan should not be used for design purposes as the details shown on this plan may vary from final site conditions.

Retaining Walls are shown as:

Area of Fill shown as:   
Fill ranges in depth from 1.7m to 5.3m.

Compaction of fill will be carried out in accordance with Australian Standard AS 3798-2007, with Level 1 certification.

Design surface contours based on A.H.D. datum at an interval of 0.5m, shown as: 48.5

Depth of fill contours based on A.H.D. datum at an interval of 0.25m, shown as: 0.25

Areas and dimensions shown on this plan are subject to approval by council and registration with the department of resources. Design surface contours, retaining wall heights and fill areas shown hereon have been plotted from data supplied by peak urban on 18/01/2022.

Project:

**AURORA**  
RIPLEY  
STAGE 3

Client:

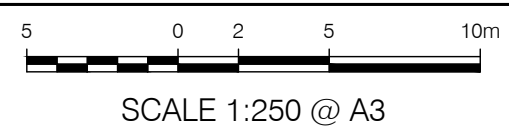
**ORCHARD (DALEYS) DEVELOPMENTS PTY LTD**

**LANDPARTNERS**  
built environment consultants

**Brisbane Office**  
Level 1  
18 Little Cribb Street,  
Milton Qld 4064  
PO Box 1399  
Milton Qld 4064

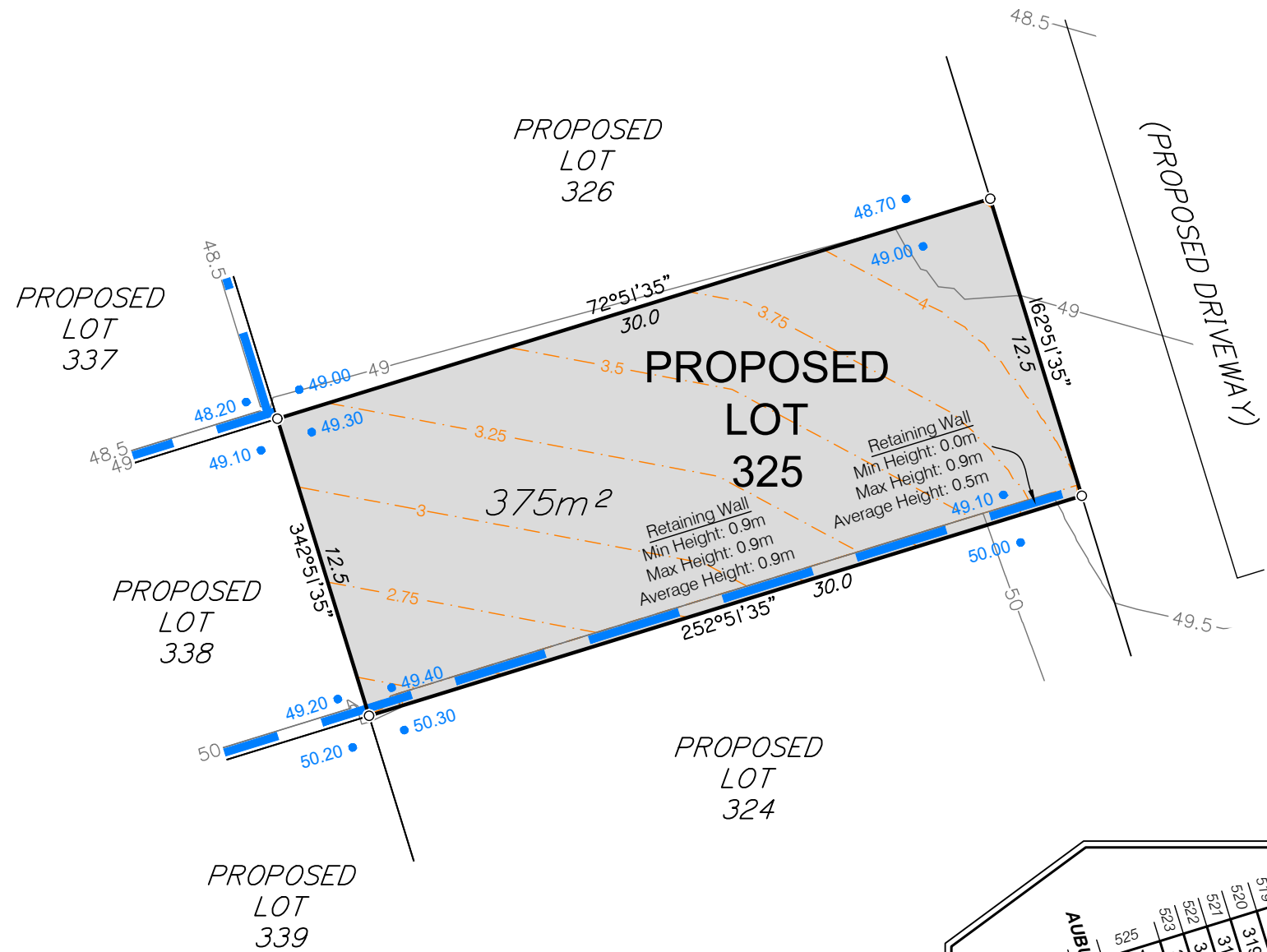
p: (07) 3842 1000  
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e: info@landpartners.com.au  
w: www.landpartners.com.au

LEVEL DATUM	AHD		
LEVEL ORIGIN	PSM58055 RL37.563		
COMPUTER FILE	BRSS5365-O03-3-1		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	18/01/2022
CHECKED	AJD	DATE	3/02/2022
APPROVED	RG	DATE	3/02/2022



UDN  
**BRSS5365-O03- 027 - 1**





## DISCLOSURE PLAN FOR PROPOSED LOT 325

This plan shows:

Details of Proposed Lot 325 on the Proposed Reconfiguration Plan BRSS5365-ORC-8-10 dated 24 June 2020, which accompanied an Amendment Application Request for Application Number 1546/2020/PDA, that was originally approved by the Urban Land Development Authority on 20 November 2012 for land described as Lots 3, 5 & 6 on RP180932. The Amendment Application was approved by Ipswich City Council on 19 October 2020 subject to conditions. Further Minor Alterations to the Application Number 1546/2020/PDA were approved by Ipswich City Council on 14 December 2020 & 19 January 2021 subject to conditions.

This Disclosure Plan was prepared in accordance with the Land Sales Act 1984 to enable the sale of proposed lots. This plan should not be used for design purposes as the details shown on this plan may vary from final site conditions.

Retaining Walls are shown as:

Area of Fill shown as:

Fill ranges in depth from 2.5m to 4.4m.

Compaction of fill will be carried out in accordance with Australian Standard AS 3798-2007, with Level 1 certification.

Design surface contours based on A.H.D. datum at an interval of 0.5m, shown as: 48.5

Depth of fill contours based on A.H.D. datum at an interval of 0.25m, shown as: 0.25

Areas and dimensions shown on this plan are subject to approval by council and registration with the department of resources. Design surface contours, retaining wall heights and fill areas shown hereon have been plotted from data supplied by peak urban on 18/01/2022.

Project:

**AURORA**  
RIPLEY  
STAGE 3

Client:

**ORCHARD (DALEYS) DEVELOPMENTS PTY LTD**

Items included in this section are in addition to standard Disclosure Plan requirements (as defined in the Land Sales Act 1984)

Where applicable,

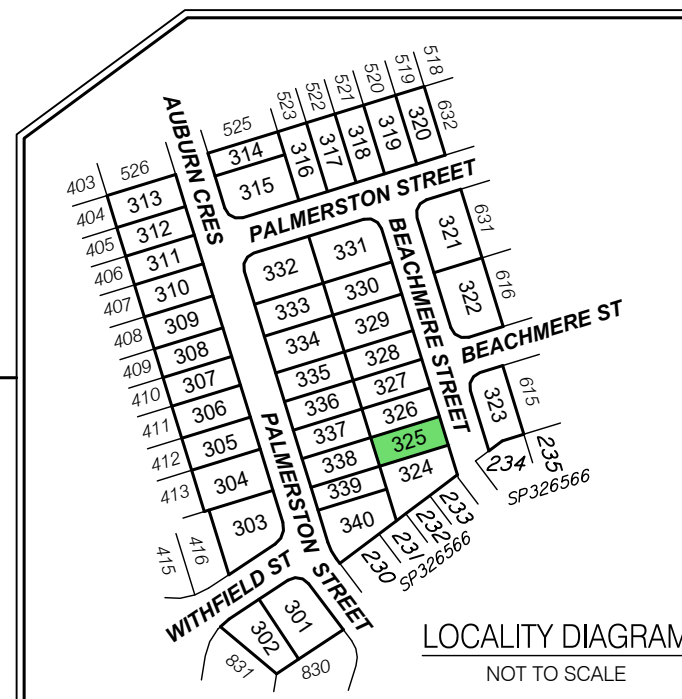
Easements are shown as:

Finished surface levels shown as: 66.30

**NOTE:**

This additional information is indicative only and has been taken from various sources and is a representation of the proposed infrastructure. The actual location should be checked on site after completion of construction.

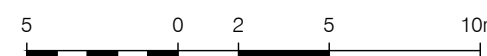
The dimensions and locations of proposed easements may vary and are subject to final Council approval.



**LandPartners**  
built environment consultants

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PO Box 1399  
Milton Qld 4064

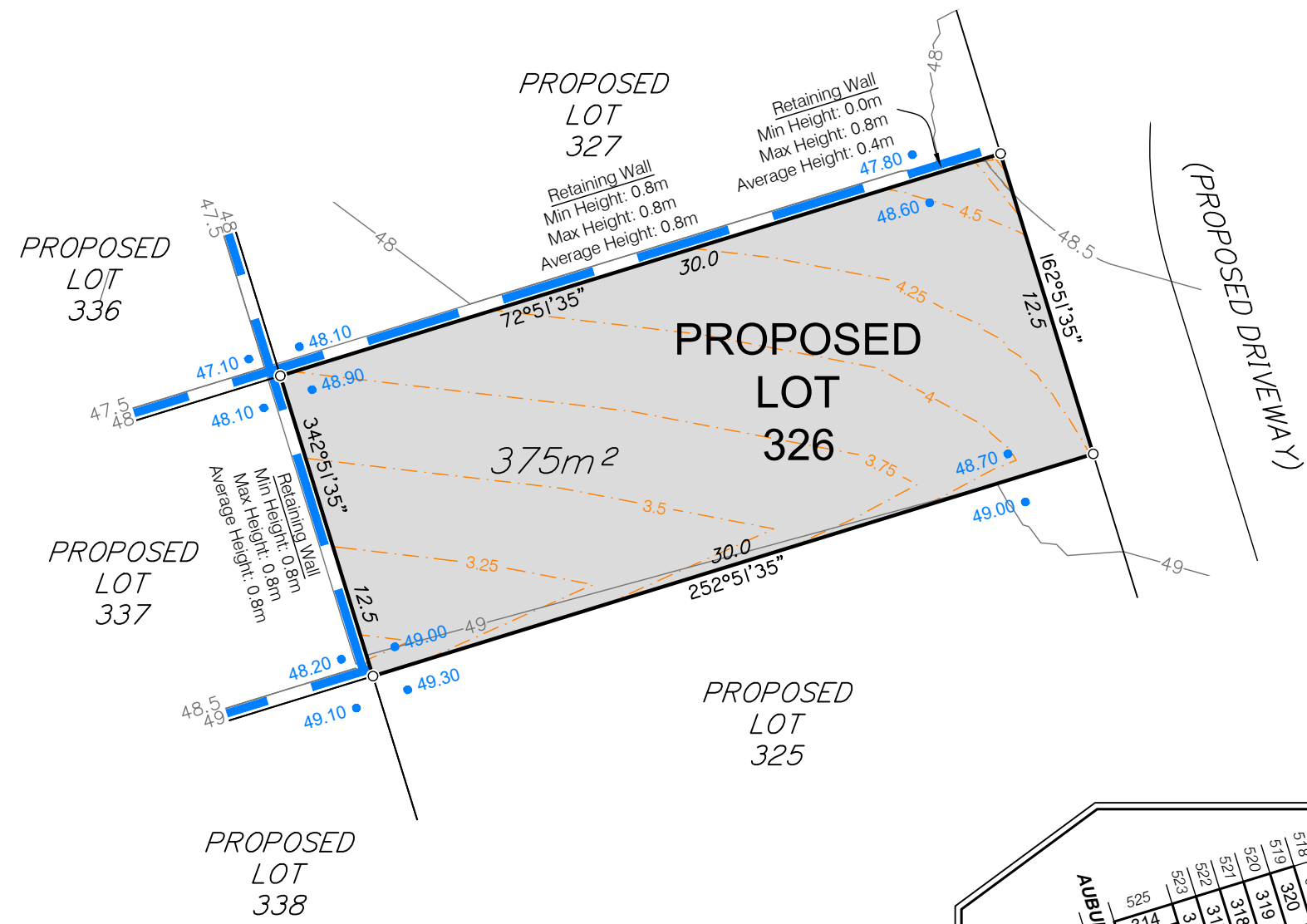
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w: www.landpartners.com.au



SCALE 1:250 @ A3

LEVEL DATUM	AHD		
LEVEL ORIGIN	PSM58055 RL37.563		
COMPUTER FILE	BRSS5365-003-3-1		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	18/01/2022
CHECKED	AJD	DATE	3/02/2022
APPROVED	RG	DATE	3/02/2022

UDN  
**BRSS5365-003- 028 - 1**



## DISCLOSURE PLAN FOR PROPOSED LOT 326

This plan shows:

Details of Proposed Lot 326 on the Proposed Reconfiguration Plan BRSS5365-ORC-8-10 dated 24 June 2020, which accompanied an Amendment Application Request for Application Number 1546/2020/PDA, that was originally approved by the Urban Land Development Authority on 20 November 2012 for land described as Lots 3, 5 & 6 on RP180932. The Amendment Application was approved by Ipswich City Council on 19 October 2020 subject to conditions. Further Minor Alterations to the Application Number 1546/2020/PDA were approved by Ipswich City Council on 14 December 2020 & 19 January 2021 subject to conditions.

This Disclosure Plan was prepared in accordance with the Land Sales Act 1984 to enable the sale of proposed lots. This plan should not be used for design purposes as the details shown on this plan may vary from final site conditions.

Retaining Walls are shown as:

Area of Fill shown as:

Fill ranges in depth from 2.8m to 5.4m.

Compaction of fill will be carried out in accordance with Australian Standard AS 3798-2007, with Level 1 certification.

Design surface contours based on A.H.D. datum at an interval of 0.5m, shown as:

Depth of fill contours based on A.H.D. datum at an interval of 0.25m, shown as:

Areas and dimensions shown on this plan are subject to approval by council and registration with the department of resources. Design surface contours, retaining wall heights and fill areas shown hereon have been plotted from data supplied by peak urban on 18/01/2022.

Project:

**AURORA**  
RIPLEY  
**STAGE 3**

Client:

**ORCHARD (DALEYS) DEVELOPMENTS PTY LTD**

Items included in this section are in addition to standard Disclosure Plan requirements (as defined in the Land Sales Act 1984)

Where applicable,

Easements are shown as:

Finished surface levels shown as: 66.30

**NOTE:**

This additional information is indicative only and has been taken from various sources and is a representation of the proposed infrastructure. The actual location should be checked on site after completion of construction.

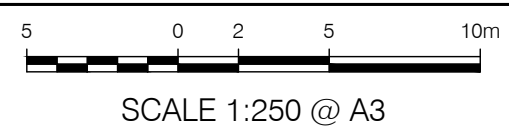
The dimensions and locations of proposed easements may vary and are subject to final Council approval.



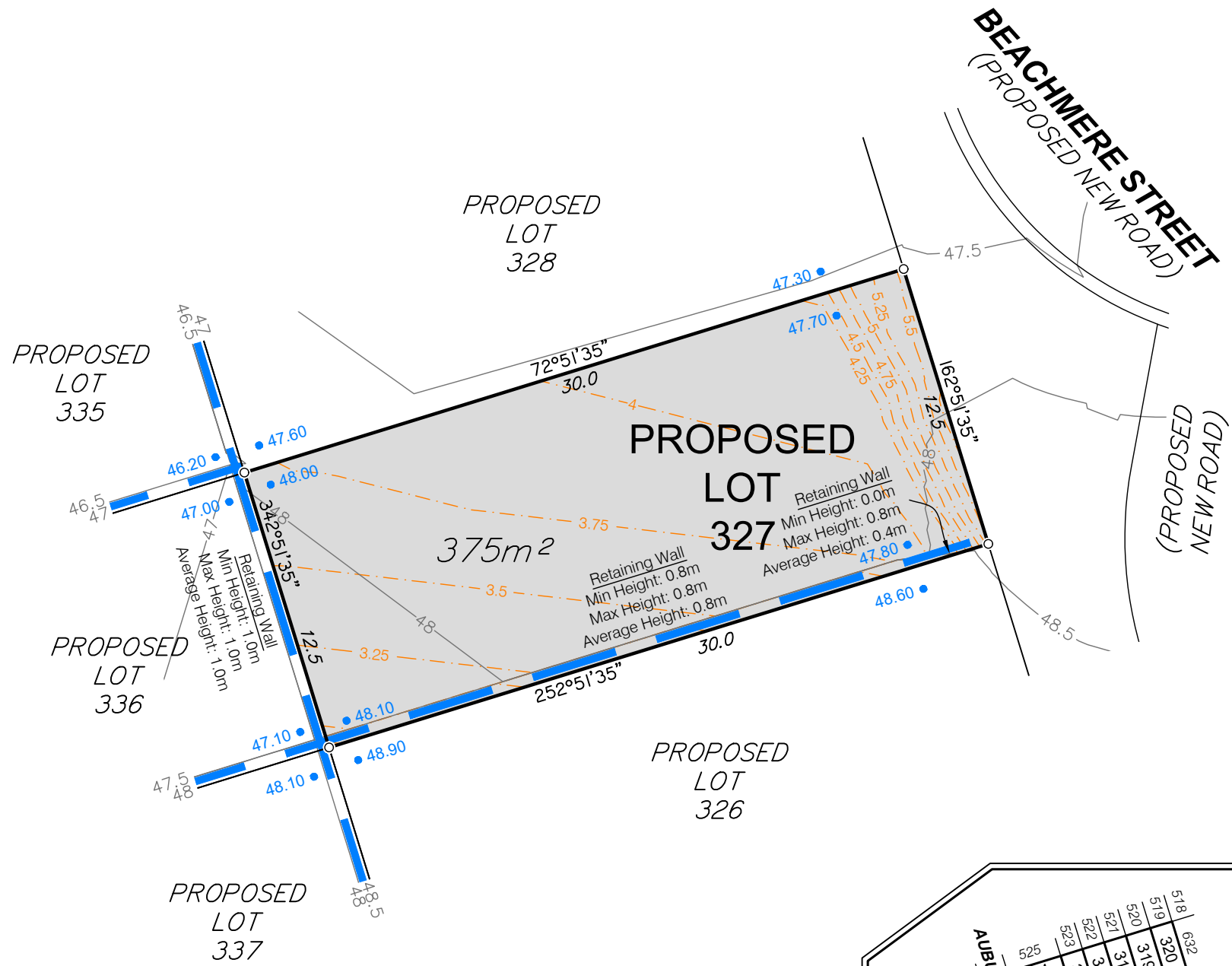
**Brisbane Office**  
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w: www.landpartners.com.au

LEVEL DATUM	AHD		
LEVEL ORIGIN	PSM58055 RL37.563		
COMPUTER FILE	BRSS5365-O03-3-1		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	18/01/2022
CHECKED	AJD	DATE	3/02/2022
APPROVED	RG	DATE	3/02/2022



UDN  
**BRSS5365-O03- 029 - 1**



Items included in this section are in addition to standard Disclosure Plan requirements (as defined in the Land Sales Act 1984)

Where applicable,  
Easements are shown as: Finished surface levels shown as: 66.30

**NOTE:**  
This additional information is indicative only and has been taken from various sources and is a representation of the proposed infrastructure. The actual location should be checked on site after completion of construction.

The dimensions and locations of proposed easements may vary and are subject to final Council approval.

## DISCLOSURE PLAN FOR PROPOSED LOT 327

This plan shows:  
Details of Proposed Lot 327 on the Proposed Reconfiguration Plan BRSS5365-ORC-8-10 dated 24 June 2020, which accompanied an Amendment Application Request for Application Number 1546/2020/PDA, that was originally approved by the Urban Land Development Authority on 20 November 2012 for land described as Lots 3, 5 & 6 on RP180932. The Amendment Application was approved by Ipswich City Council on 19 October 2020 subject to conditions. Further Minor Alterations to the Application Number 1546/2020/PDA were approved by Ipswich City Council on 14 December 2020 & 19 January 2021 subject to conditions.

This Disclosure Plan was prepared in accordance with the Land Sales Act 1984 to enable the sale of proposed lots. This plan should not be used for design purposes as the details shown on this plan may vary from final site conditions.

Retaining Walls are shown as:

Area of Fill shown as:

Fill ranges in depth from 3.0m to 5.9m.

Compaction of fill will be carried out in accordance with Australian Standard AS 3798-2007, with Level 1 certification.

Design surface contours based on A.H.D. datum at an interval of 0.5m, shown as: 48.5

Depth of fill contours based on A.H.D. datum at an interval of 0.25m, shown as: 0.25

Areas and dimensions shown on this plan are subject to approval by council and registration with the department of resources. Design surface contours, retaining wall heights and fill areas shown hereon have been plotted from data supplied by peak urban on 18/01/2022.

Project:

**AURORA**  
RIPLEY  
STAGE 3

Client:

**ORCHARD (DALEYS) DEVELOPMENTS PTY LTD**

**LANDPARTNERS**  
built environment consultants

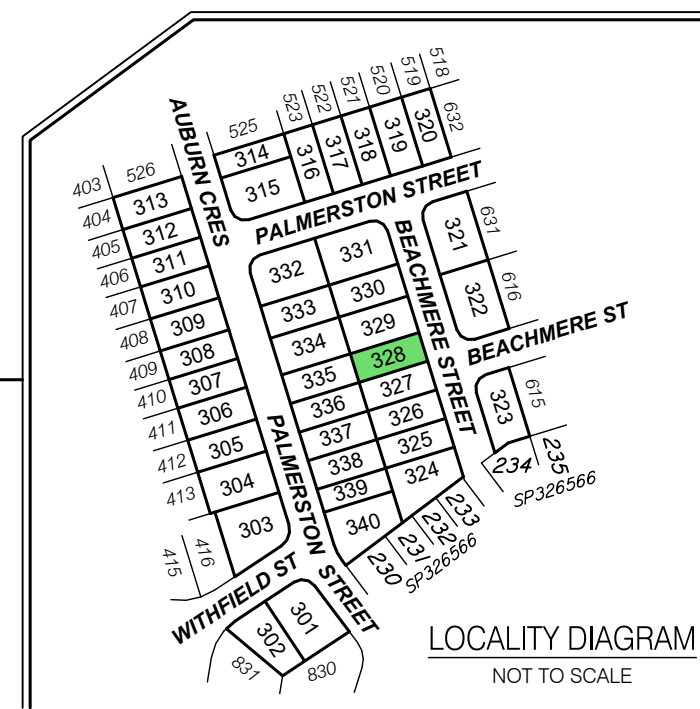
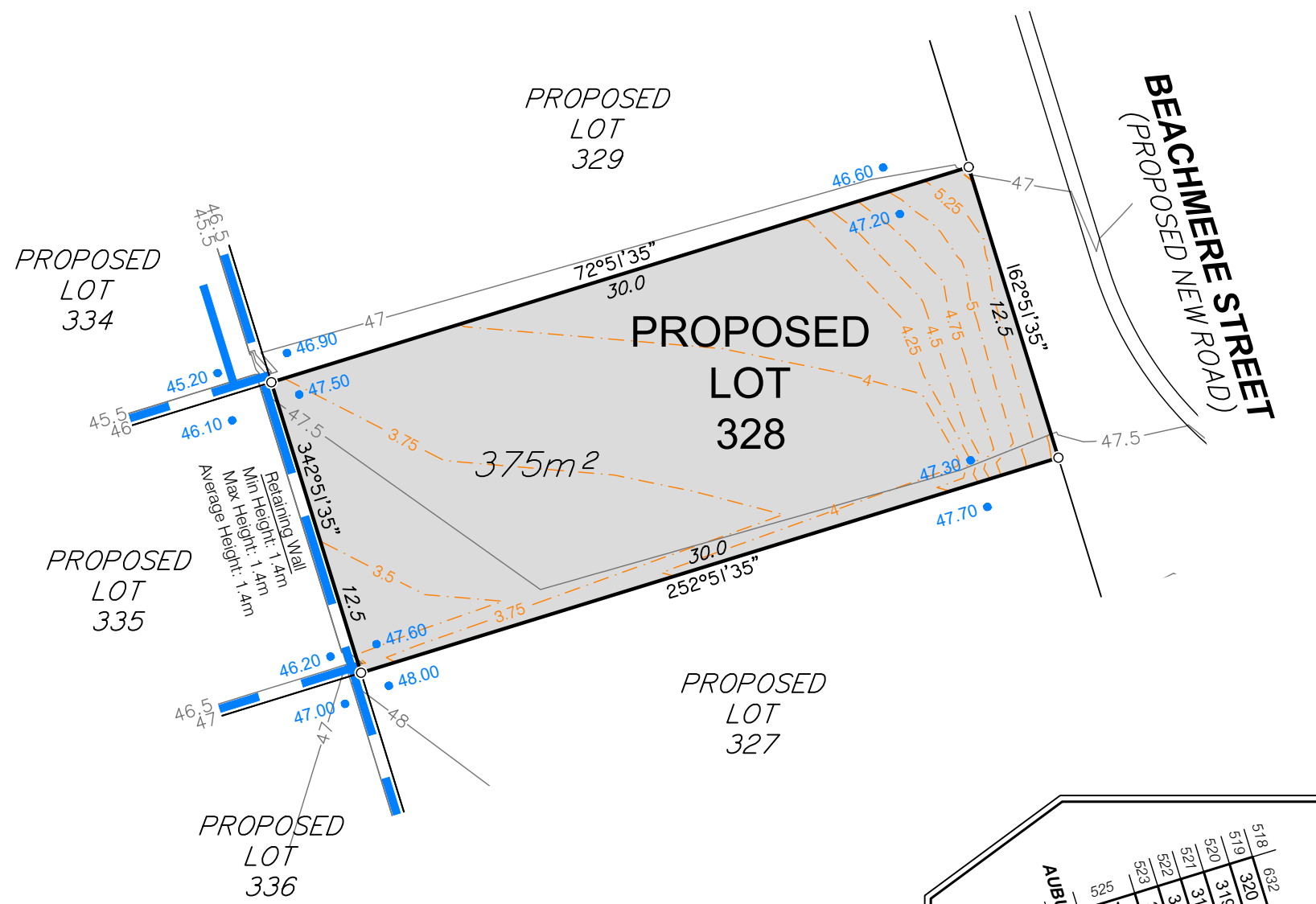
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LEVEL DATUM	AHD		
LEVEL ORIGIN	PSM58055 RL37.563		
COMPUTER FILE	BRSS5365-O03-3-1		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	18/01/2022
CHECKED	AJD	DATE	3/02/2022
APPROVED	RGA	DATE	3/02/2022

SCALE 1:250 @ A3

UDN  
**BRSS5365-O03- 030 - 1**



Items included in this section are in addition to standard Disclosure Plan requirements (as defined in the Land Sales Act 1984)

Where applicable,  
Easements are shown as: Finished surface levels shown as: ● 66.30

**NOTE:**  
This additional information is indicative only and has been taken from various sources and is a representation of the proposed infrastructure. The actual location should be checked on site after completion of construction.

The dimensions and locations of proposed easements may vary and are subject to final Council approval.

## DISCLOSURE PLAN FOR PROPOSED LOT 328

This plan shows:

Details of Proposed Lot 328 on the Proposed Reconfiguration Plan BRSS5365-ORC-8-10 dated 24 June 2020, which accompanied an Amendment Application Request for Application Number 1546/2020/PDA, that was originally approved by the Urban Land Development Authority on 20 November 2012 for land described as Lots 3, 5 & 6 on RP180932. The Amendment Application was approved by Ipswich City Council on 19 October 2020 subject to conditions. Further Minor Alterations to the Application Number 1546/2020/PDA were approved by Ipswich City Council on 14 December 2020 & 19 January 2021 subject to conditions.

This Disclosure Plan was prepared in accordance with the Land Sales Act 1984 to enable the sale of proposed lots. This plan should not be used for design purposes as the details shown on this plan may vary from final site conditions.

Retaining Walls are shown as:

Area of Fill shown as:

Fill ranges in depth from 2.9m to 5.6m.

Compaction of fill will be carried out in accordance with Australian Standard AS 3798-2007, with Level 1 certification.

Design surface contours based on A.H.D. datum at an interval of 0.5m, shown as:

Depth of fill contours based on A.H.D. datum at an interval of 0.25m, shown as:

Areas and dimensions shown on this plan are subject to approval by council and registration with the department of resources. Design surface contours, retaining wall heights and fill areas shown hereon have been plotted from data supplied by peak urban on 18/01/2022.

Project:

**AURORA**  
RIPLEY  
STAGE 3

Client:

**ORCHARD (DALEYS) DEVELOPMENTS PTY LTD**



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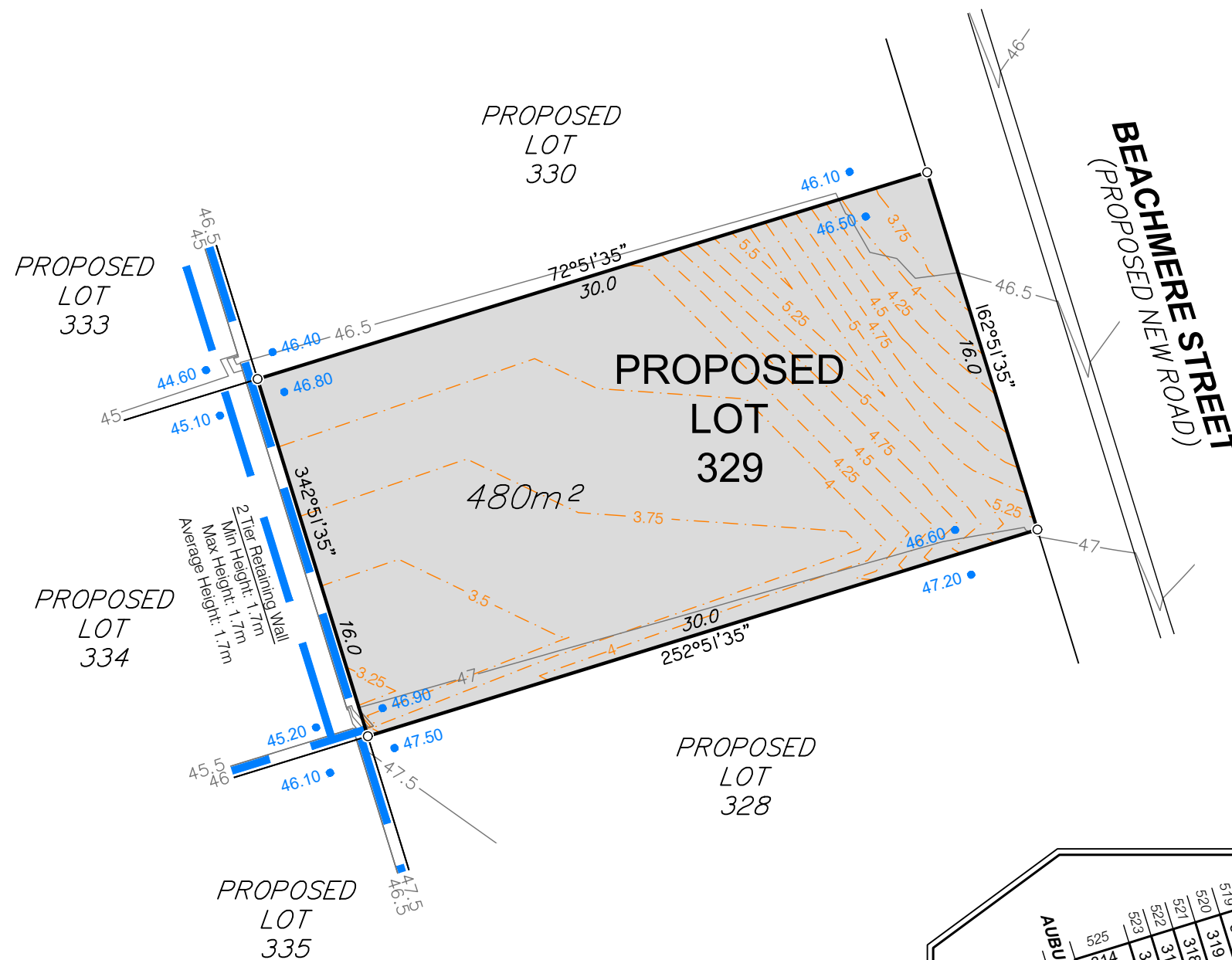
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SCALE 1:250 @ A3

LEVEL DATUM	AHD		
LEVEL ORIGIN	PSM58055 RL37.563		
COMPUTER FILE	BRSS5365-O03-3-1		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	18/01/2022
CHECKED	AJD	DATE	3/02/2022
APPROVED	RG	DATE	3/02/2022

UDN  
**BRSS5365-O03- 031 - 1**



Items included in this section are in addition to standard Disclosure Plan requirements (as defined in the Land Sales Act 1984)

Where applicable,

Easements are shown as:

Finished surface levels shown as:

**NOTE:**

This additional information is indicative only and has been taken from various sources and is a representation of the proposed infrastructure. The actual location should be checked on site after completion of construction.

The dimensions and locations of proposed easements may vary and are subject to final Council approval.

## DISCLOSURE PLAN FOR PROPOSED LOT 329

This plan shows:

Details of Proposed Lot 329 on the Proposed Reconfiguration Plan BRSS5365-ORC-8-10 dated 24 June 2020, which accompanied an Amendment Application Request for Application Number 1546/2020/PDA, that was originally approved by the Urban Land Development Authority on 20 November 2012 for land described as Lots 3, 5 & 6 on RP180932. The Amendment Application was approved by Ipswich City Council on 19 October 2020 subject to conditions. Further Minor Alterations to the Application Number 1546/2020/PDA were approved by Ipswich City Council on 14 December 2020 & 19 January 2021 subject to conditions.

This Disclosure Plan was prepared in accordance with the Land Sales Act 1984 to enable the sale of proposed lots. This plan should not be used for design purposes as the details shown on this plan may vary from final site conditions.

Retaining Walls are shown as:

Area of Fill shown as:

Fill ranges in depth from 2.5m to 5.6m.

Compaction of fill will be carried out in accordance with Australian Standard AS 3798-2007, with Level 1 certification.

Design surface contours based on A.H.D. datum at an interval of 0.5m, shown as:

Depth of fill contours based on A.H.D. datum at an interval of 0.25m, shown as:

Areas and dimensions shown on this plan are subject to approval by council and registration with the department of resources. Design surface contours, retaining wall heights and fill areas shown hereon have been plotted from data supplied by peak urban on 18/01/2022.

Project:



Client:

**ORCHARD (DALEYS) DEVELOPMENTS PTY LTD**

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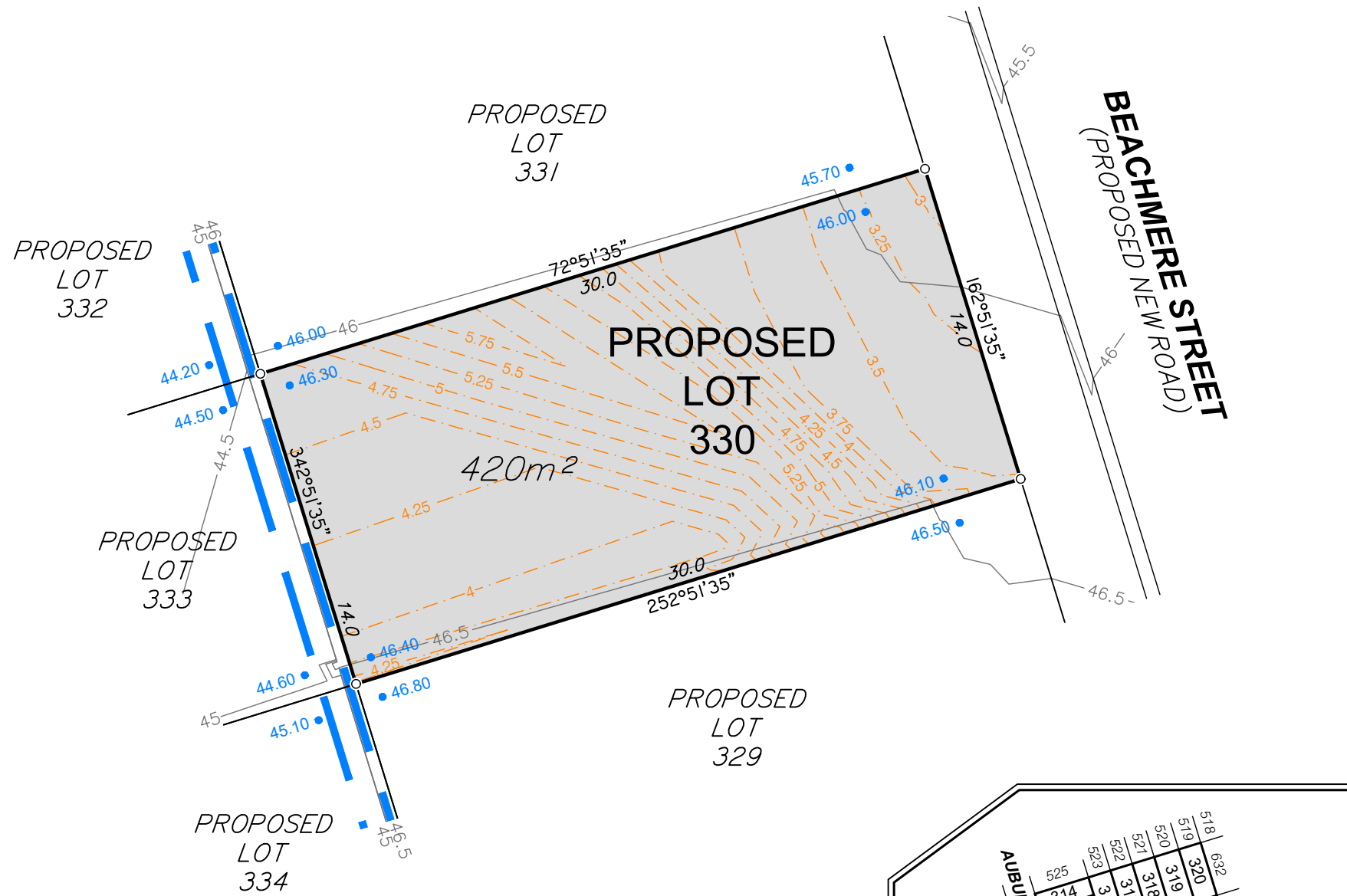


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COMPUTER FILE	BRSS5365-O03-3-1		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	18/01/2022
CHECKED	AJD	DATE	3/02/2022
APPROVED	RG	DATE	3/02/2022



SCALE 1:250 @ A3

UDN  
**BRSS5365-O03- 032 - 1**



## DISCLOSURE PLAN FOR PROPOSED LOT 330

This plan shows:

Details of Proposed Lot 330 on the Proposed Reconfiguration Plan BRSS5365-ORC-8-10 dated 24 June 2020, which accompanied an Amendment Application Request for Application Number 1546/2020/PDA, that was originally approved by the Urban Land Development Authority on 20 November 2012 for land described as Lots 3, 5 & 6 on RP180932. The Amendment Application was approved by Ipswich City Council on 19 October 2020 subject to conditions. Further Minor Alterations to the Application Number 1546/2020/PDA were approved by Ipswich City Council on 14 December 2020 & 19 January 2021 subject to conditions.

This Disclosure Plan was prepared in accordance with the Land Sales Act 1984 to enable the sale of proposed lots. This plan should not be used for design purposes as the details shown on this plan may vary from final site conditions.

Retaining Walls are shown as:

Area of Fill shown as:

Fill ranges in depth from 2.9m to 5.9m.

Compaction of fill will be carried out in accordance with Australian Standard AS 3798-2007, with Level 1 certification.

Design surface contours based on A.H.D. datum at an interval of 0.5m, shown as: 48.5

Depth of fill contours based on A.H.D. datum at an interval of 0.25m, shown as: 0.25

Areas and dimensions shown on this plan are subject to approval by council and registration with the department of resources. Design surface contours, retaining wall heights and fill areas shown hereon have been plotted from data supplied by peak urban on 18/01/2022.

Project:

**AURORA**  
RIPLEY  
STAGE 3

Client:

**ORCHARD (DALEYS) DEVELOPMENTS PTY LTD**

Items included in this section are in addition to standard Disclosure Plan requirements (as defined in the Land Sales Act 1984)

Where applicable,

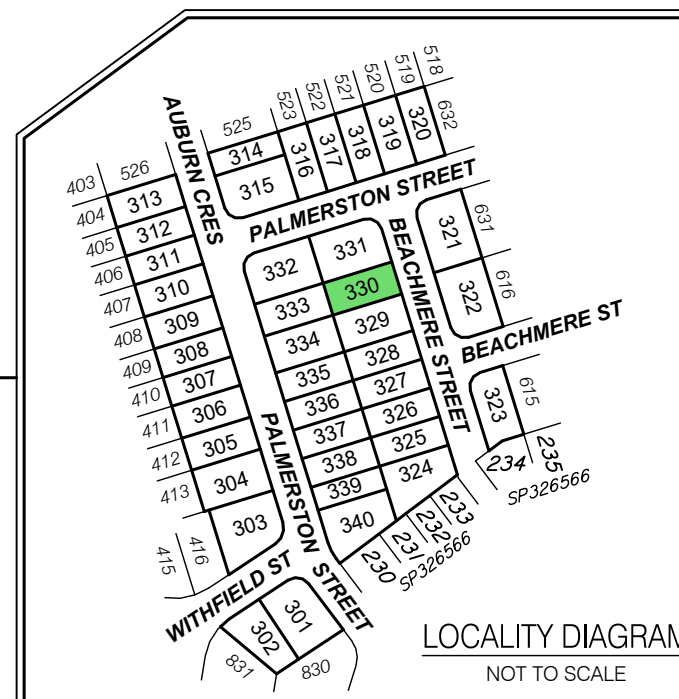
Easements are shown as:

Finished surface levels shown as: 66.30

**NOTE:**

This additional information is indicative only and has been taken from various sources and is a representation of the proposed infrastructure. The actual location should be checked on site after completion of construction.

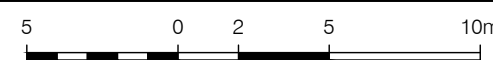
The dimensions and locations of proposed easements may vary and are subject to final Council approval.



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Milton Qld 4064

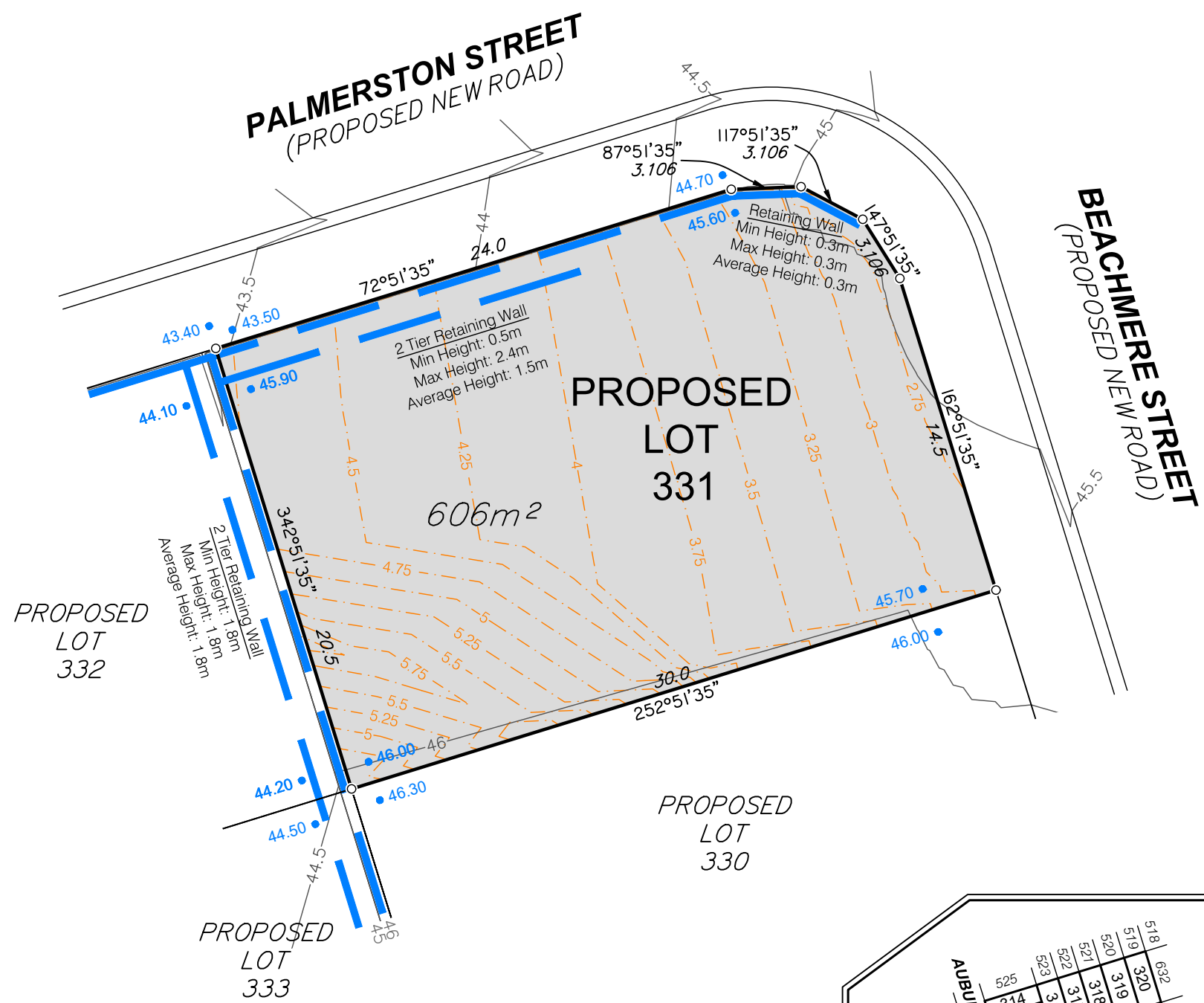
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f: (07) 3842 1001  
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w: www.landpartners.com.au



SCALE 1:250 @ A3

LEVEL DATUM	AHD		
LEVEL ORIGIN	PSM58055 RL37.563		
COMPUTER FILE	BRSS5365-O03-3-1		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	18/01/2022
CHECKED	AJD	DATE	3/02/2022
APPROVED	RG	DATE	3/02/2022

UDN  
**BRSS5365-O03- 033 - 1**



## DISCLOSURE PLAN FOR PROPOSED LOT 331

This plan shows:

Details of Proposed Lot 331 on the Proposed Reconfiguration Plan BRSS5365-ORC-8-10 dated 24 June 2020, which accompanied an Amendment Application Request for Application Number 1546/2020/PDA, that was originally approved by the Urban Land Development Authority on 20 November 2012 for land described as Lots 3, 5 & 6 on RP180932. The Amendment Application was approved by Ipswich City Council on 19 October 2020 subject to conditions. Further Minor Alterations to the Application Number 1546/2020/PDA were approved by Ipswich City Council on 14 December 2020 & 19 January 2021 subject to conditions.

This Disclosure Plan was prepared in accordance with the Land Sales Act 1984 to enable the sale of proposed lots. This plan should not be used for design purposes as the details shown on this plan may vary from final site conditions.

Retaining Walls are shown as:

Area of Fill shown as:

Fill ranges in depth from 2.3m to 6.1m.

Compaction of fill will be carried out in accordance with Australian Standard AS 3798-2007, with Level 1 certification.

Design surface contours based on A.H.D. datum at an interval of 0.5m, shown as: 48.5

Depth of fill contours based on A.H.D. datum at an interval of 0.25m, shown as: 0.25

Areas and dimensions shown on this plan are subject to approval by council and registration with the department of resources. Design surface contours, retaining wall heights and fill areas shown hereon have been plotted from data supplied by Colliers on 18/01/2022.

Project:

**AURORA**  
RIPLEY  
STAGE 3

Client:

**ORCHARD (DALEYS) DEVELOPMENTS PTY LTD**

Items included in this section are in addition to standard Disclosure Plan requirements (as defined in the Land Sales Act 1984)

Where applicable,

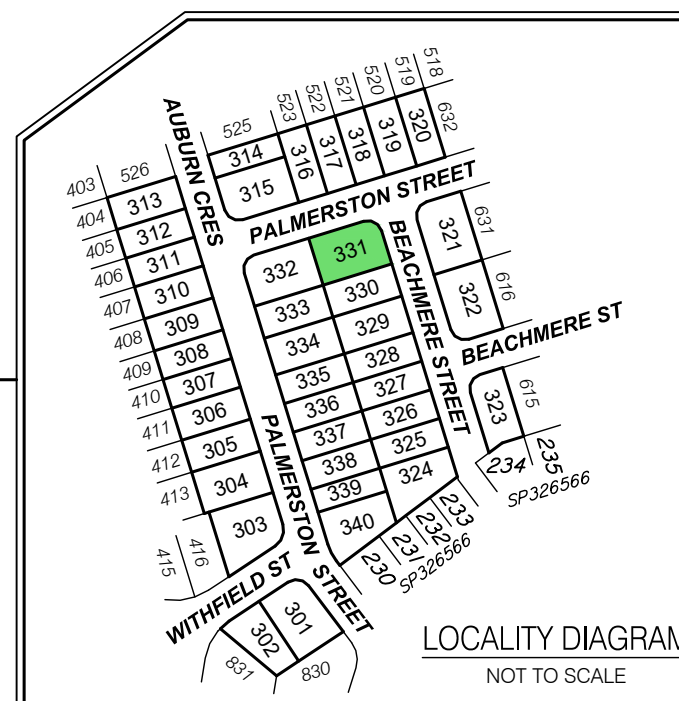
Easements are shown as:

Finished surface levels shown as: 66.30

NOTE:

This additional information is indicative only and has been taken from various sources and is a representation of the proposed infrastructure. The actual location should be checked on site after completion of construction.

The dimensions and locations of proposed easements may vary and are subject to final Council approval.



LOCALITY DIAGRAM

NOT TO SCALE

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Milton Qld 4064

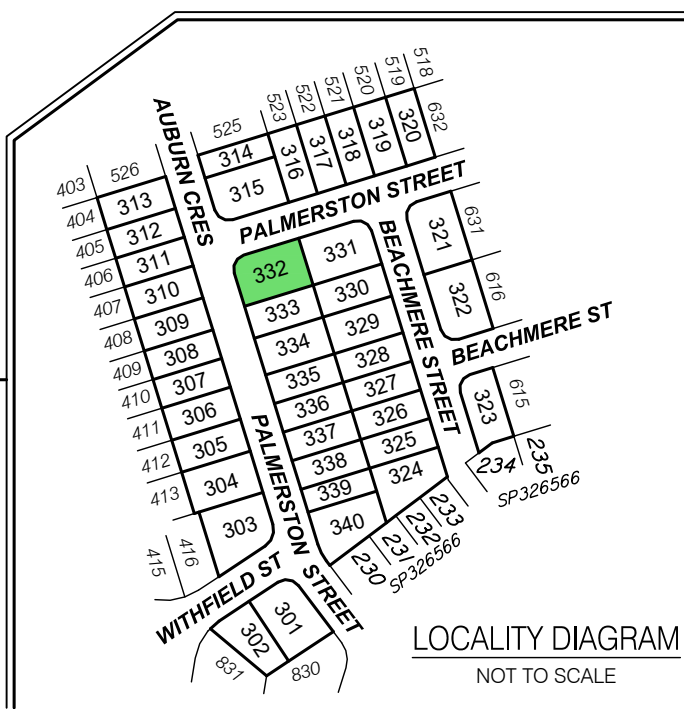
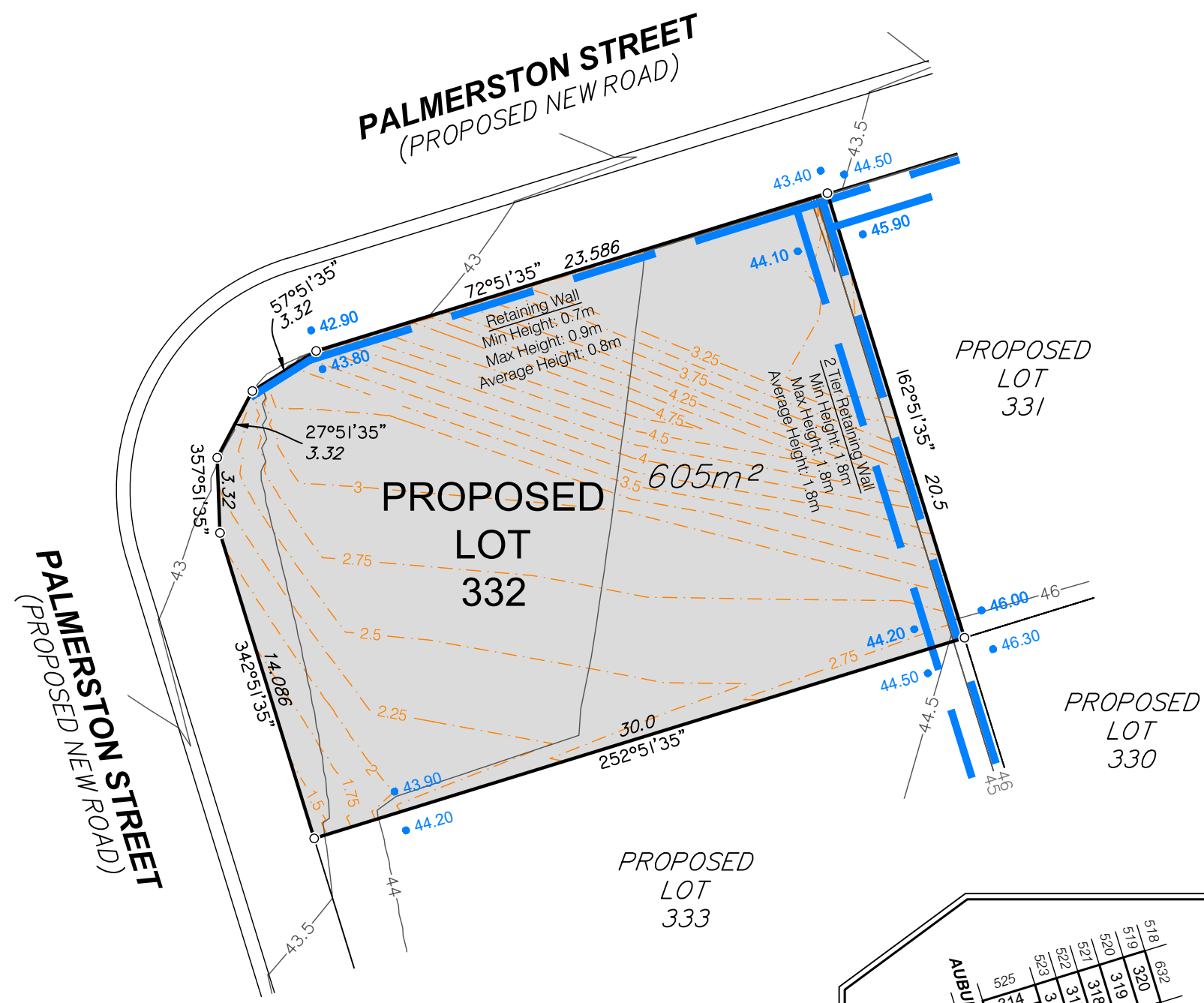
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SCALE 1:250 @ A3

LEVEL DATUM	AHD		
LEVEL ORIGIN	PSM58055 RL37.563		
COMPUTER FILE	BRSS5365-O03-3-5		
SCALE	1:250 @ A3		
DRAWN	AJD	DATE	25/01/2023
CHECKED	RGA	DATE	25/01/2023
APPROVED	RGA	DATE	25/01/2023

UDN  
**BRSS5365-O03- 034 - 2**



Items included in this section are in addition to standard Disclosure Plan requirements (as defined in the Land Sales Act 1984)

Where applicable,  
 Easements are shown as: Finished surface levels shown as: 66.30

**NOTE:**  
 This additional information is indicative only and has been taken from various sources and is a representation of the proposed infrastructure. The actual location should be checked on site after completion of construction.

The dimensions and locations of proposed easements may vary and are subject to final Council approval.

## DISCLOSURE PLAN FOR PROPOSED LOT 332

This plan shows:  
 Details of Proposed Lot 332 on the Proposed Reconfiguration Plan BRSS5365-ORC-8-10 dated 24 June 2020, which accompanied an Amendment Application Request for Application Number 1546/2020/PDA, that was originally approved by the Urban Land Development Authority on 20 November 2012 for land described as Lots 3, 5 & 6 on RP180932. The Amendment Application was approved by Ipswich City Council on 19 October 2020 subject to conditions. Further Minor Alterations to the Application Number 1546/2020/PDA were approved by Ipswich City Council on 14 December 2020 & 19 January 2021 subject to conditions.

This Disclosure Plan was prepared in accordance with the Land Sales Act 1984 to enable the sale of proposed lots. This plan should not be used for design purposes as the details shown on this plan may vary from final site conditions.

Retaining Walls are shown as:

Area of Fill shown as:   
 Fill ranges in depth from 1.4m to 6.1m.

Compaction of fill will be carried out in accordance with Australian Standard AS 3798-2007, with Level 1 certification.

Design surface contours based on A.H.D. datum at an interval of 0.5m, shown as: 48.5

Depth of fill contours based on A.H.D. datum at an interval of 0.25m, shown as: 0.25

Areas and dimensions shown on this plan are subject to approval by council and registration with the department of resources. Design surface contours, retaining wall heights and fill areas shown hereon have been plotted from data supplied by Colliers on 18/01/2022.

Project: **AURORA**  
 RIPLEY  
 STAGE 3

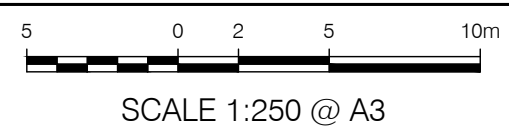
Client: **ORCHARD (DALEYS) DEVELOPMENTS PTY LTD**

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 built environment consultants

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 Milton Qld 4064

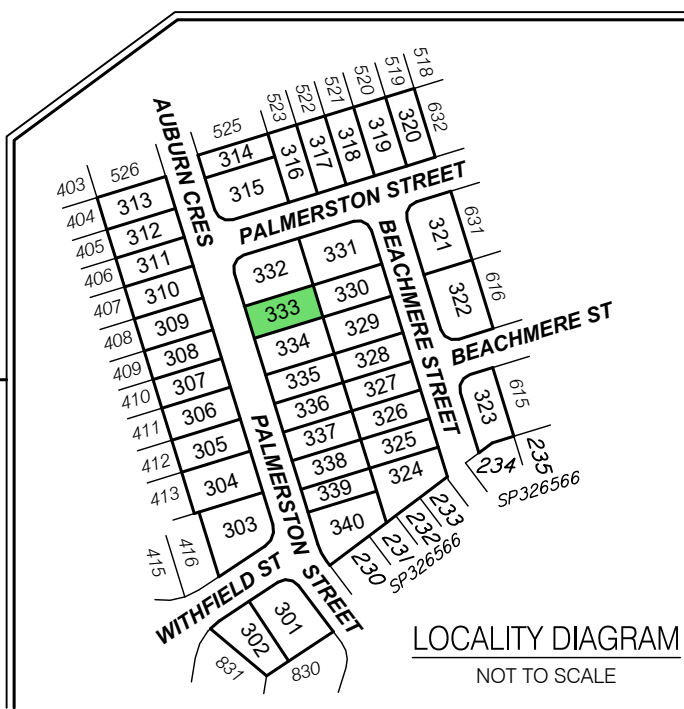
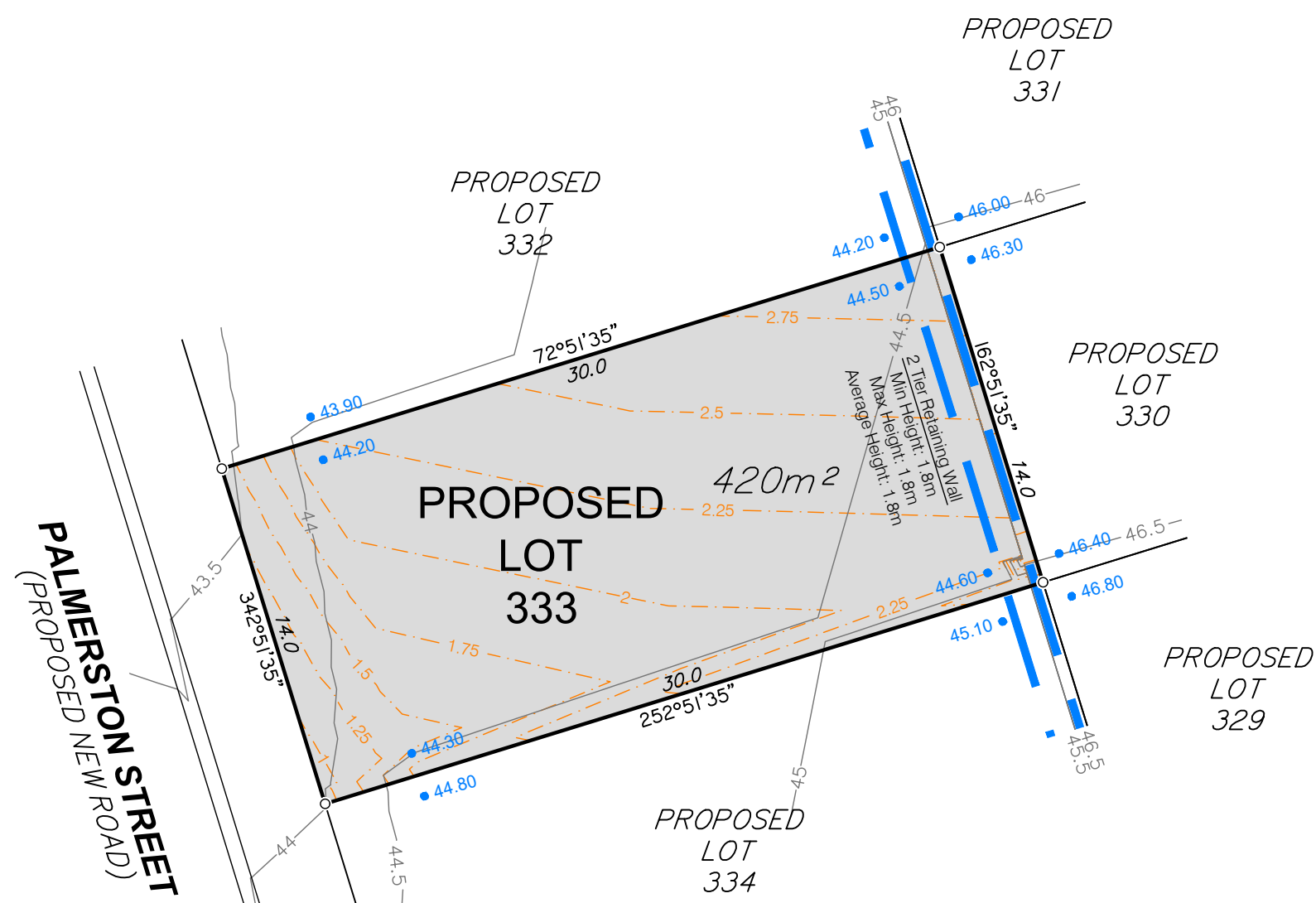
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LEVEL DATUM	AHD		
LEVEL ORIGIN	PSM58055 RL37.563		
COMPUTER FILE	BRSS5365-O03-3-5		
SCALE	1:250 @ A3		
DRAWN	AJD	DATE	25/01/2023
CHECKED	RG	DATE	25/01/2023
APPROVED	RG	DATE	25/01/2023



UDN  
**BRSS5365-O03- 035 - 3**





Items included in this section are in addition to standard Disclosure Plan requirements (as defined in the Land Sales Act 1984)

Where applicable,  
Easements are shown as: Finished surface levels shown as: ● 66.30

**NOTE:**  
This additional information is indicative only and has been taken from various sources and is a representation of the proposed infrastructure. The actual location should be checked on site after completion of construction.

The dimensions and locations of proposed easements may vary and are subject to final Council approval.

### DISCLOSURE PLAN FOR PROPOSED LOT 333

This plan shows:  
Details of Proposed Lot 333 on the Proposed Reconfiguration Plan BRSS5365-ORC-8-10 dated 24 June 2020, which accompanied an Amendment Application Request for Application Number 1546/2020/PDA, that was originally approved by the Urban Land Development Authority on 20 November 2012 for land described as Lots 3, 5 & 6 on RP180932. The Amendment Application was approved by Ipswich City Council on 19 October 2020 subject to conditions. Further Minor Alterations to the Application Number 1546/2020/PDA were approved by Ipswich City Council on 14 December 2020 & 19 January 2021 subject to conditions.

This Disclosure Plan was prepared in accordance with the Land Sales Act 1984 to enable the sale of proposed lots. This plan should not be used for design purposes as the details shown on this plan may vary from final site conditions.

Retaining Walls are shown as:

Area of Fill shown as:   
Fill ranges in depth from 0.9m to 4.7m.

Compaction of fill will be carried out in accordance with Australian Standard AS 3798-2007, with Level 1 certification.

Design surface contours based on A.H.D. datum at an interval of 0.5m, shown as:

Depth of fill contours based on A.H.D. datum at an interval of 0.25m, shown as:

Areas and dimensions shown on this plan are subject to approval by council and registration with the department of resources. Design surface contours, retaining wall heights and fill areas shown hereon have been plotted from data supplied by peak urban on 18/01/2022.

Project: **AURORA**  
RIPLEY  
STAGE 3

Client: **ORCHARD (DALEYS) DEVELOPMENTS PTY LTD**

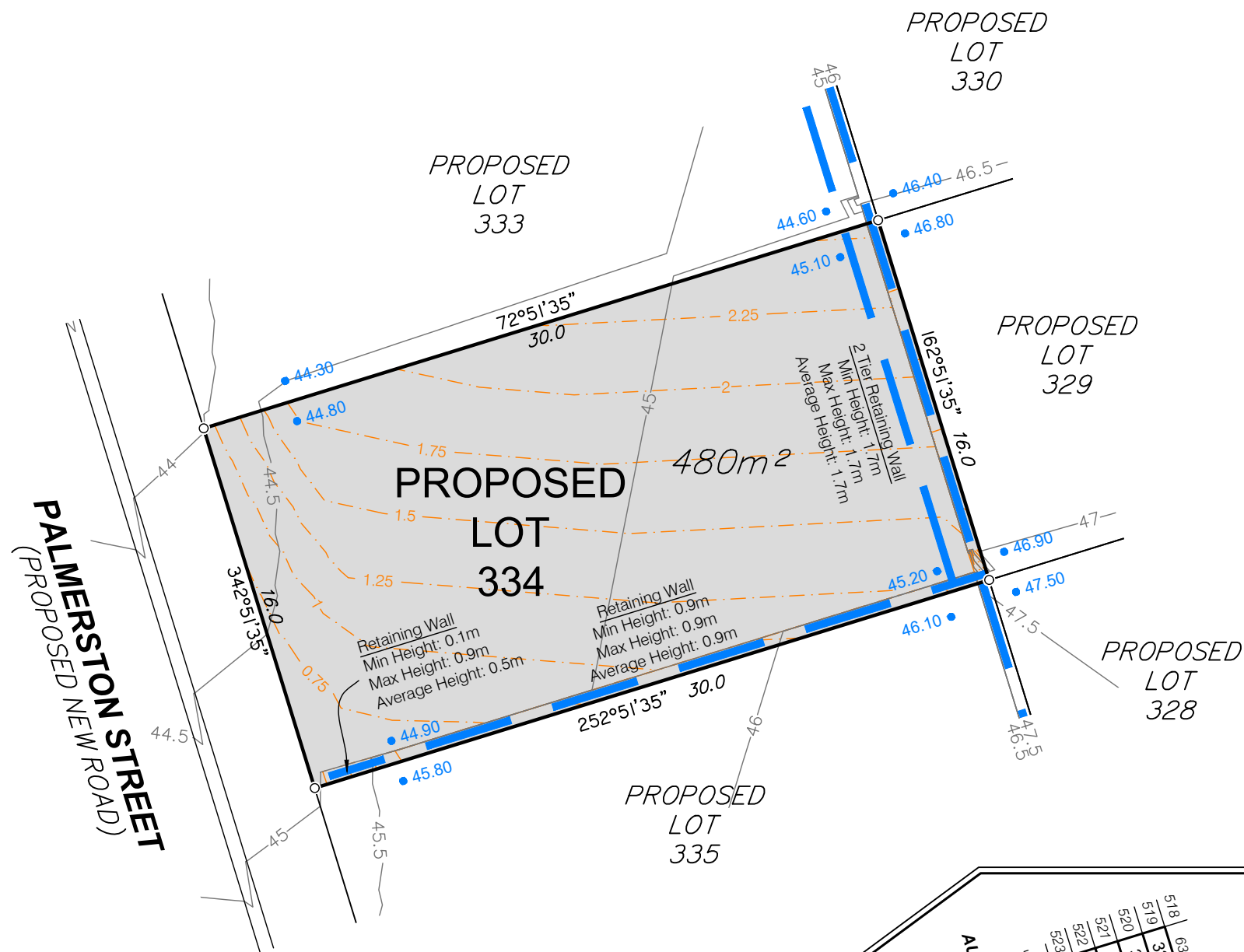
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LEVEL DATUM	AHD		
LEVEL ORIGIN	PSM58055 RL37.563		
COMPUTER FILE	BRSS5365-O03-3-1		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	18/01/2022
CHECKED	AJD	DATE	3/02/2022
APPROVED	RG	DATE	3/02/2022
UDN	BRSS5365-O03- 036 - 1		

SCALE 1:250 @ A3



Items included in this section are in addition to standard Disclosure Plan requirements (as defined in the Land Sales Act 1984)

Where applicable, Easements are shown as: Finished surface levels shown as: • 66.30

**NOTE:**  
This additional information is indicative only and has been taken from various sources and is a representation of the proposed infrastructure. The actual location should be checked on site after completion of construction.

The dimensions and locations of proposed easements may vary and are subject to final Council approval.

## DISCLOSURE PLAN FOR PROPOSED LOT 334

This plan shows:

Details of Proposed Lot 334 on the Proposed Reconfiguration Plan BRSS5365-ORC-8-10 dated 24 June 2020, which accompanied an Amendment Application Request for Application Number 1546/2020/PDA, that was originally approved by the Urban Land Development Authority on 20 November 2012 for land described as Lots 3, 5 & 6 on RP180932. The Amendment Application was approved by Ipswich City Council on 19 October 2020 subject to conditions. Further Minor Alterations to the Application Number 1546/2020/PDA were approved by Ipswich City Council on 14 December 2020 & 19 January 2021 subject to conditions.

This Disclosure Plan was prepared in accordance with the Land Sales Act 1984 to enable the sale of proposed lots. This plan should not be used for design purposes as the details shown on this plan may vary from final site conditions.

Retaining Walls are shown as:

Area of Fill shown as:

Fill ranges in depth from 0.6m to 4.2m.

Compaction of fill will be carried out in accordance with Australian Standard AS 3798-2007, with Level 1 certification.

Design surface contours based on A.H.D. datum at an interval of 0.5m, shown as:

Depth of fill contours based on A.H.D. datum at an interval of 0.25m, shown as:

Areas and dimensions shown on this plan are subject to approval by council and registration with the department of resources. Design surface contours, retaining wall heights and fill areas shown hereon have been plotted from data supplied by peak urban on 18/01/2022.

Project:

**AURORA**  
RIPLEY  
STAGE 3

Client:

**ORCHARD (DALEYS) DEVELOPMENTS PTY LTD**



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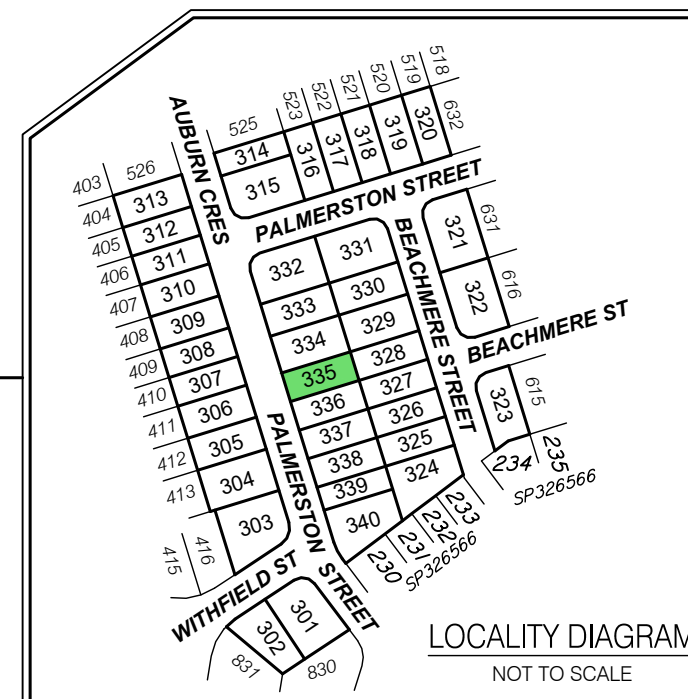
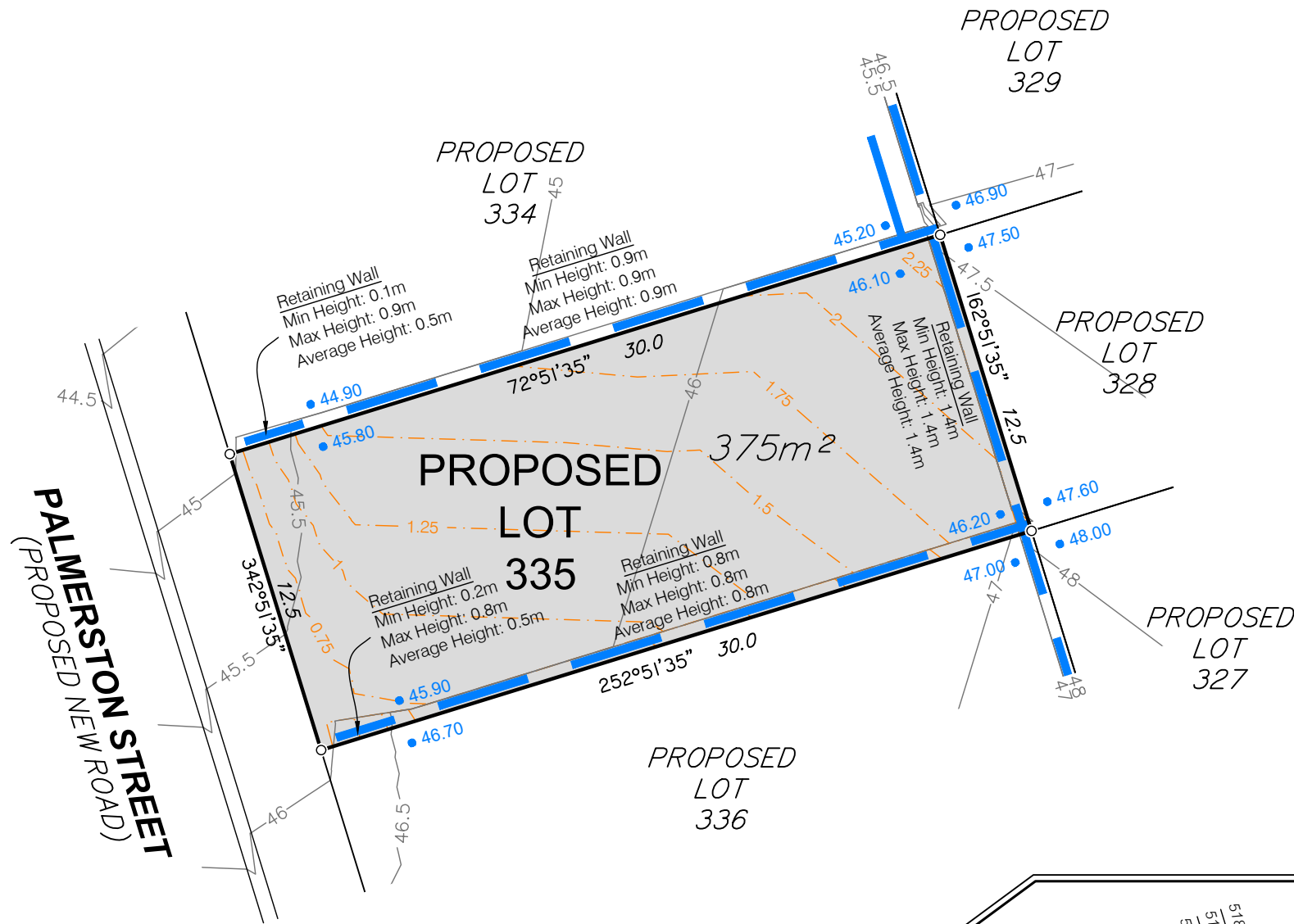
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COMPUTER FILE	BRSS5365-O03-3-1
SCALE	1:250 @ A3

DRAWN	MIS	DATE	18/01/2022
CHECKED	AJD	DATE	3/02/2022
APPROVED	RGGA	DATE	3/02/2022



SCALE 1:250 @ A3

UDN  
**BRSS5365-O03- 037 - 1**



Items included in this section are in addition to standard Disclosure Plan requirements (as defined in the Land Sales Act 1984)

Where applicable, Easements are shown as: Finished surface levels shown as: 66.30

**NOTE:** This additional information is indicative only and has been taken from various sources and is a representation of the proposed infrastructure. The actual location should be checked on site after completion of construction.

The dimensions and locations of proposed easements may vary and are subject to final Council approval.

## DISCLOSURE PLAN FOR PROPOSED LOT 335

This plan shows:

Details of Proposed Lot 335 on the Proposed Reconfiguration Plan BRSS5365-ORC-8-10 dated 24 June 2020, which accompanied an Amendment Application Request for Application Number 1546/2020/PDA, that was originally approved by the Urban Land Development Authority on 20 November 2012 for land described as Lots 3, 5 & 6 on RP180932. The Amendment Application was approved by Ipswich City Council on 19 October 2020 subject to conditions. Further Minor Alterations to the Application Number 1546/2020/PDA were approved by Ipswich City Council on 14 December 2020 & 19 January 2021 subject to conditions.

This Disclosure Plan was prepared in accordance with the Land Sales Act 1984 to enable the sale of proposed lots. This plan should not be used for design purposes as the details shown on this plan may vary from final site conditions.

Retaining Walls are shown as:

Area of Fill shown as:

Fill ranges in depth from 0.6m to 3.7m.

Compaction of fill will be carried out in accordance with Australian Standard AS 3798-2007, with Level 1 certification.

Design surface contours based on A.H.D. datum at an interval of 0.5m, shown as: 48.5

Depth of fill contours based on A.H.D. datum at an interval of 0.25m, shown as: 0.25

Areas and dimensions shown on this plan are subject to approval by council and registration with the department of resources. Design surface contours, retaining wall heights and fill areas shown hereon have been plotted from data supplied by peak urban on 18/01/2022.

Project:

**AURORA**  
RIPLEY  
STAGE 3

Client:

**ORCHARD (DALEYS) DEVELOPMENTS PTY LTD**



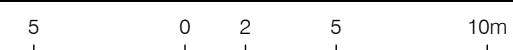
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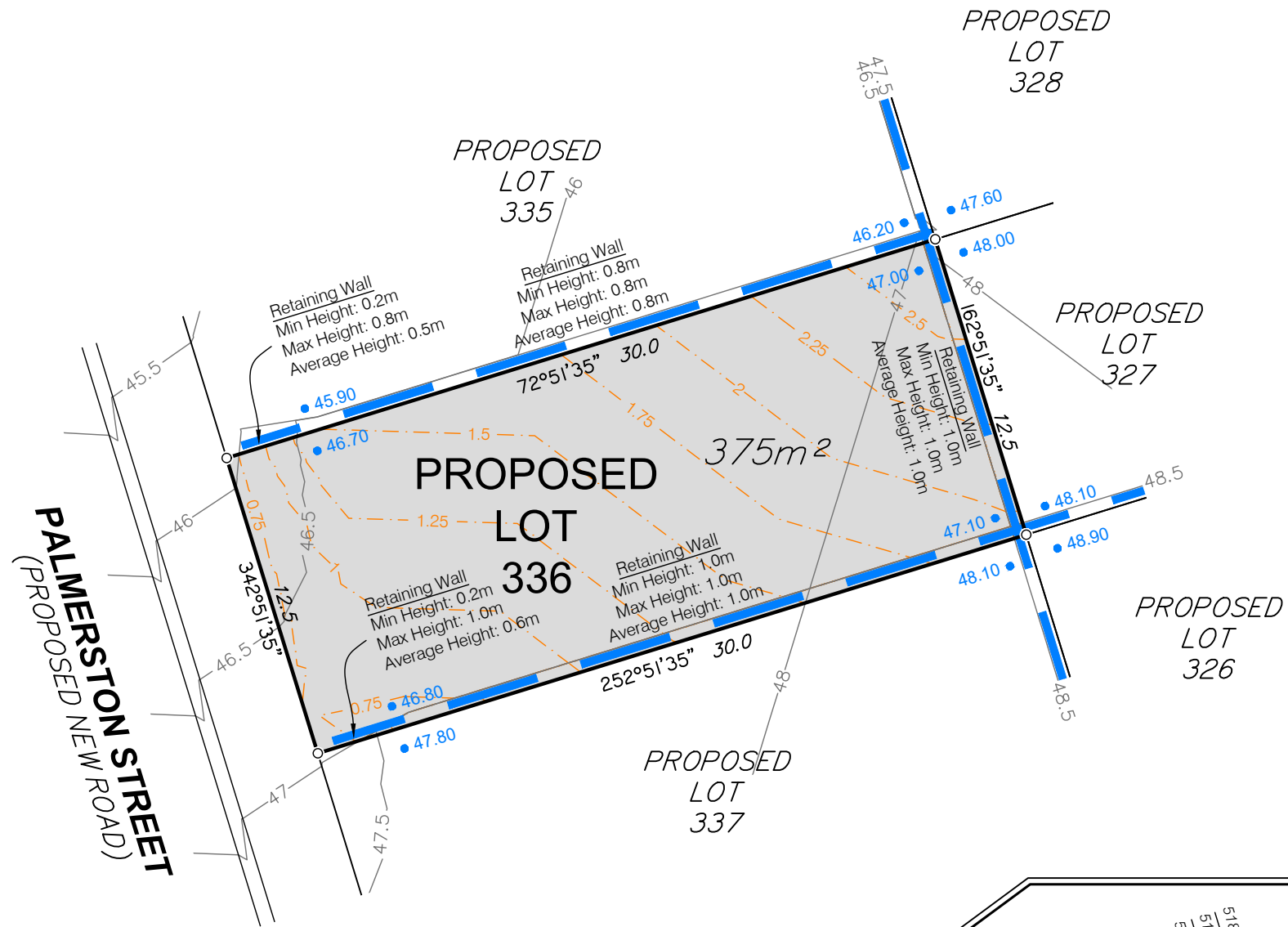
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COMPUTER FILE	BRSS5365-O03-3-1
SCALE	1:250 @ A3

DRAWN	MIS	DATE	18/01/2022
CHECKED	AJD	DATE	3/02/2022
APPROVED	RG	DATE	3/02/2022



SCALE 1:250 @ A3

UDN  
**BRSS5365-O03- 038 - 1**



Items included in this section are in addition to standard Disclosure Plan requirements (as defined in the Land Sales Act 1984)

Where applicable,  
Easements are shown as: Finished surface levels shown as: 66.30

**NOTE:**  
This additional information is indicative only and has been taken from various sources and is a representation of the proposed infrastructure. The actual location should be checked on site after completion of construction.

The dimensions and locations of proposed easements may vary and are subject to final Council approval.

## DISCLOSURE PLAN FOR PROPOSED LOT 336

This plan shows:

Details of Proposed Lot 336 on the Proposed Reconfiguration Plan BRSS5365-ORC-8-10 dated 24 June 2020, which accompanied an Amendment Application Request for Application Number 1546/2020/PDA, that was originally approved by the Urban Land Development Authority on 20 November 2012 for land described as Lots 3, 5 & 6 on RP180932. The Amendment Application was approved by Ipswich City Council on 19 October 2020 subject to conditions. Further Minor Alterations to the Application Number 1546/2020/PDA were approved by Ipswich City Council on 14 December 2020 & 19 January 2021 subject to conditions.

This Disclosure Plan was prepared in accordance with the Land Sales Act 1984 to enable the sale of proposed lots. This plan should not be used for design purposes as the details shown on this plan may vary from final site conditions.

Retaining Walls are shown as:

Area of Fill shown as:

Fill ranges in depth from 0.7m to 3.8m.

Compaction of fill will be carried out in accordance with Australian Standard AS 3798-2007, with Level 1 certification.

Design surface contours based on A.H.D. datum at an interval of 0.5m, shown as: 48.5

Depth of fill contours based on A.H.D. datum at an interval of 0.25m, shown as: 0.25

Areas and dimensions shown on this plan are subject to approval by council and registration with the department of resources. Design surface contours, retaining wall heights and fill areas shown hereon have been plotted from data supplied by peak urban on 18/01/2022.

Project:

**AURORA**  
RIPLEY  
STAGE 3

Client:

**ORCHARD (DALEYS) DEVELOPMENTS PTY LTD**



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Milton Qld 4064

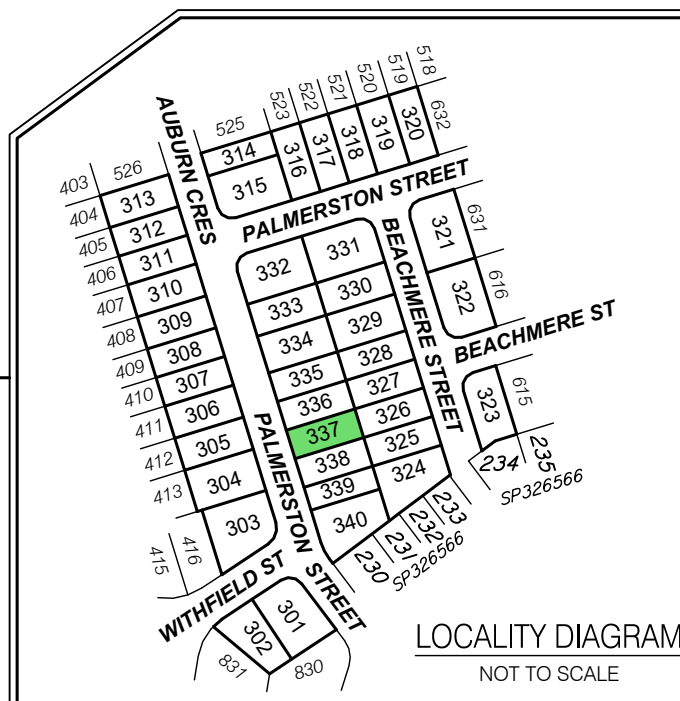
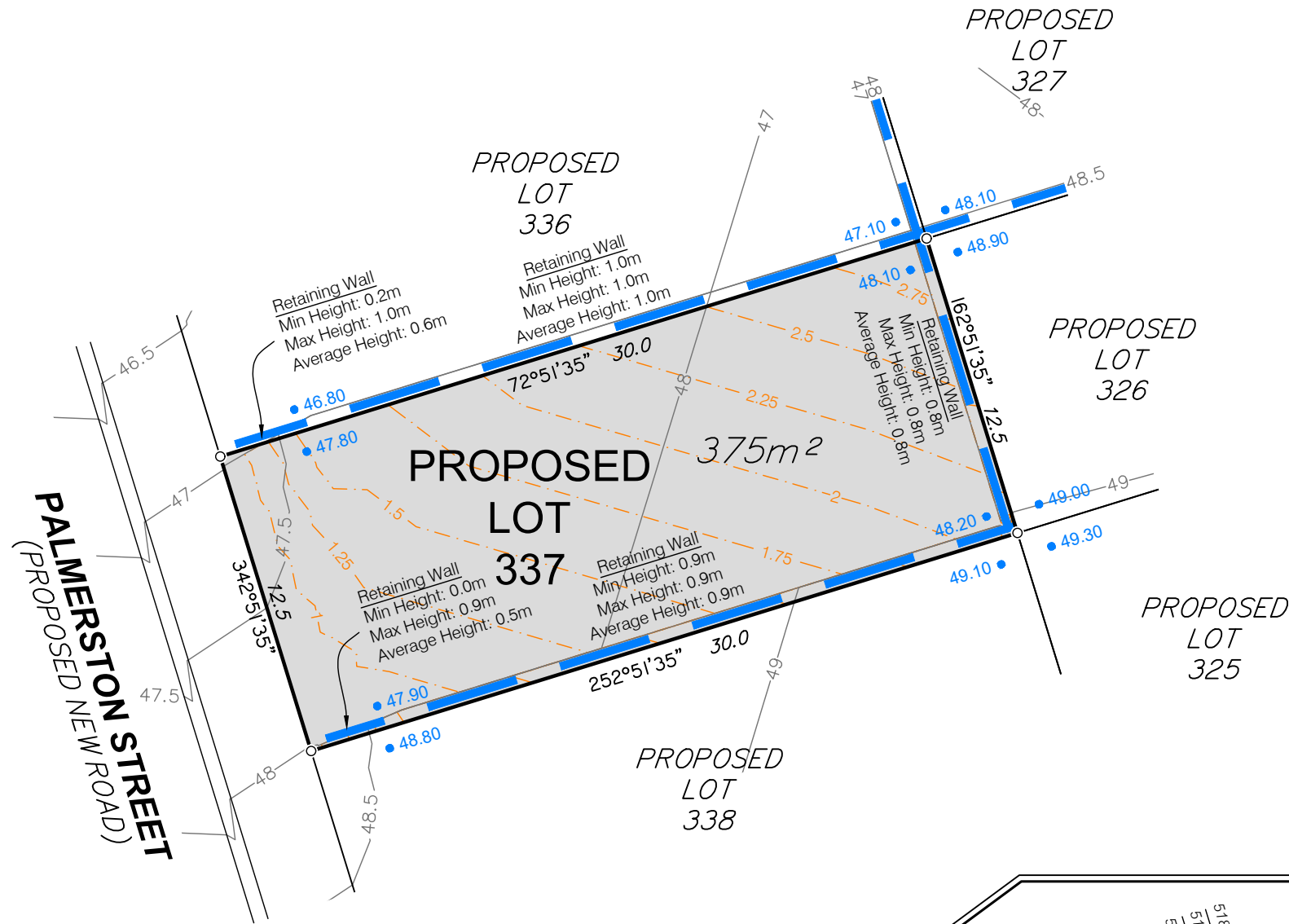
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SCALE 1:250 @ A3

LEVEL DATUM	AHD		
LEVEL ORIGIN	PSM58055 RL37.563		
COMPUTER FILE	BRSS5365-O03-3-1		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	18/01/2022
CHECKED	AJD	DATE	3/02/2022
APPROVED	RG	DATE	3/02/2022

UDN  
**BRSS5365-O03- 039 - 1**



Items included in this section are in addition to standard Disclosure Plan requirements (as defined in the Land Sales Act 1984)

Where applicable, Easements are shown as:  Finished surface levels shown as:  66.30

**NOTE:** This additional information is indicative only and has been taken from various sources and is a representation of the proposed infrastructure. The actual location should be checked on site after completion of construction.


The dimensions and locations of proposed easements may vary and are subject to final Council approval.

## DISCLOSURE PLAN FOR PROPOSED LOT 337

This plan shows:

Details of Proposed Lot 337 on the Proposed Reconfiguration Plan BRSS5365-ORC-8-10 dated 24 June 2020, which accompanied an Amendment Application Request for Application Number 1546/2020/PDA, that was originally approved by the Urban Land Development Authority on 20 November 2012 for land described as Lots 3, 5 & 6 on RP180932. The Amendment Application was approved by Ipswich City Council on 19 October 2020 subject to conditions. Further Minor Alterations to the Application Number 1546/2020/PDA were approved by Ipswich City Council on 14 December 2020 & 19 January 2021 subject to conditions.


This Disclosure Plan was prepared in accordance with the Land Sales Act 1984 to enable the sale of proposed lots. This plan should not be used for design purposes as the details shown on this plan may vary from final site conditions.


Retaining Walls are shown as: 

Area of Fill shown as: 

Fill ranges in depth from 0.8m to 3.7m.

Compaction of fill will be carried out in accordance with Australian Standard AS 3798-2007, with Level 1 certification.

Design surface contours based on A.H.D. datum at an interval of 0.5m, shown as:  48.5

Depth of fill contours based on A.H.D. datum at an interval of 0.25m, shown as:  0.25

Areas and dimensions shown on this plan are subject to approval by council and registration with the department of resources. Design surface contours, retaining wall heights and fill areas shown hereon have been plotted from data supplied by peak urban on 18/01/2022.

Project:

**AURORA**  
RIPLEY  
STAGE 3

Client:

**ORCHARD (DALEYS) DEVELOPMENTS PTY LTD**



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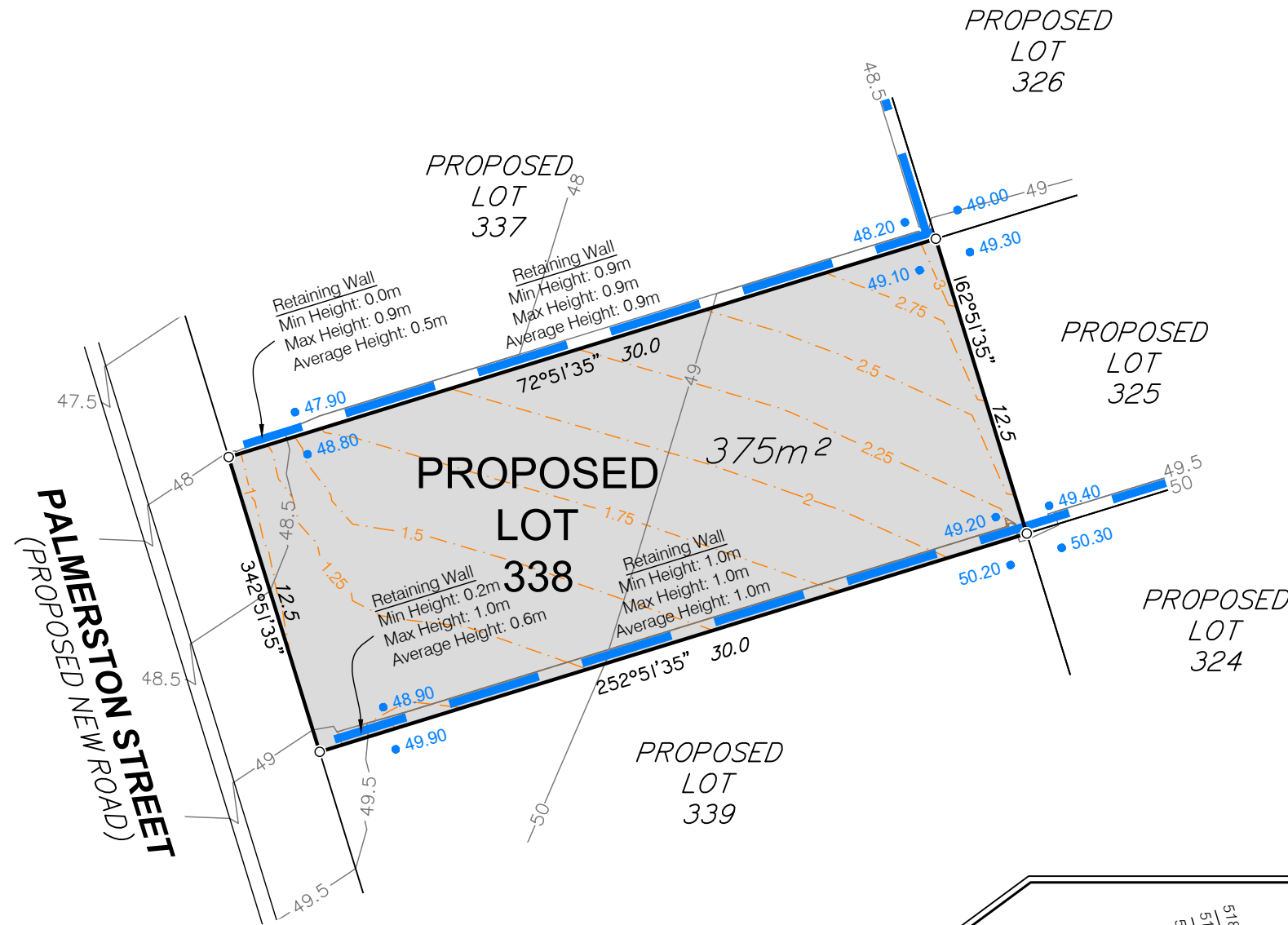
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DRAWN	MIS	DATE	18/01/2022
CHECKED	AJD	DATE	3/02/2022
APPROVED	RG	DATE	3/02/2022



SCALE 1:250 @ A3

UDN  
**BRSS5365-O03-040-1**



## DISCLOSURE PLAN FOR PROPOSED LOT 338

This plan shows:

Details of Proposed Lot 338 on the Proposed Reconfiguration Plan BRSS5365-ORC-8-10 dated 24 June 2020, which accompanied an Amendment Application Request for Application Number 1546/2020/PDA, that was originally approved by the Urban Land Development Authority on 20 November 2012 for land described as Lots 3, 5 & 6 on RP180932. The Amendment Application was approved by Ipswich City Council on 19 October 2020 subject to conditions. Further Minor Alterations to the Application Number 1546/2020/PDA were approved by Ipswich City Council on 14 December 2020 & 19 January 2021 subject to conditions.

This Disclosure Plan was prepared in accordance with the Land Sales Act 1984 to enable the sale of proposed lots. This plan should not be used for design purposes as the details shown on this plan may vary from final site conditions.

Retaining Walls are shown as:

Area of Fill shown as:

Fill ranges in depth from 0.9m to 3.2m.

Compaction of fill will be carried out in accordance with Australian Standard AS 3798-2007, with Level 1 certification.

Design surface contours based on A.H.D. datum at an interval of 0.5m, shown as:

Depth of fill contours based on A.H.D. datum at an interval of 0.25m, shown as:

Areas and dimensions shown on this plan are subject to approval by council and registration with the department of resources. Design surface contours, retaining wall heights and fill areas shown hereon have been plotted from data supplied by peak urban on 18/01/2022.

Project:

**AURORA**  
RIPLEY  
STAGE 3

Client:

**ORCHARD (DALEYS) DEVELOPMENTS PTY LTD**

Items included in this section are in addition to standard Disclosure Plan requirements (as defined in the Land Sales Act 1984)

Where applicable,

Easements are shown as:

Finished surface levels shown as: 66.30

**NOTE:**

This additional information is indicative only and has been taken from various sources and is a representation of the proposed infrastructure. The actual location should be checked on site after completion of construction.

The dimensions and locations of proposed easements may vary and are subject to final Council approval.



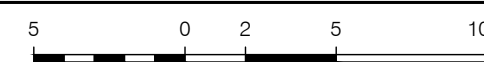
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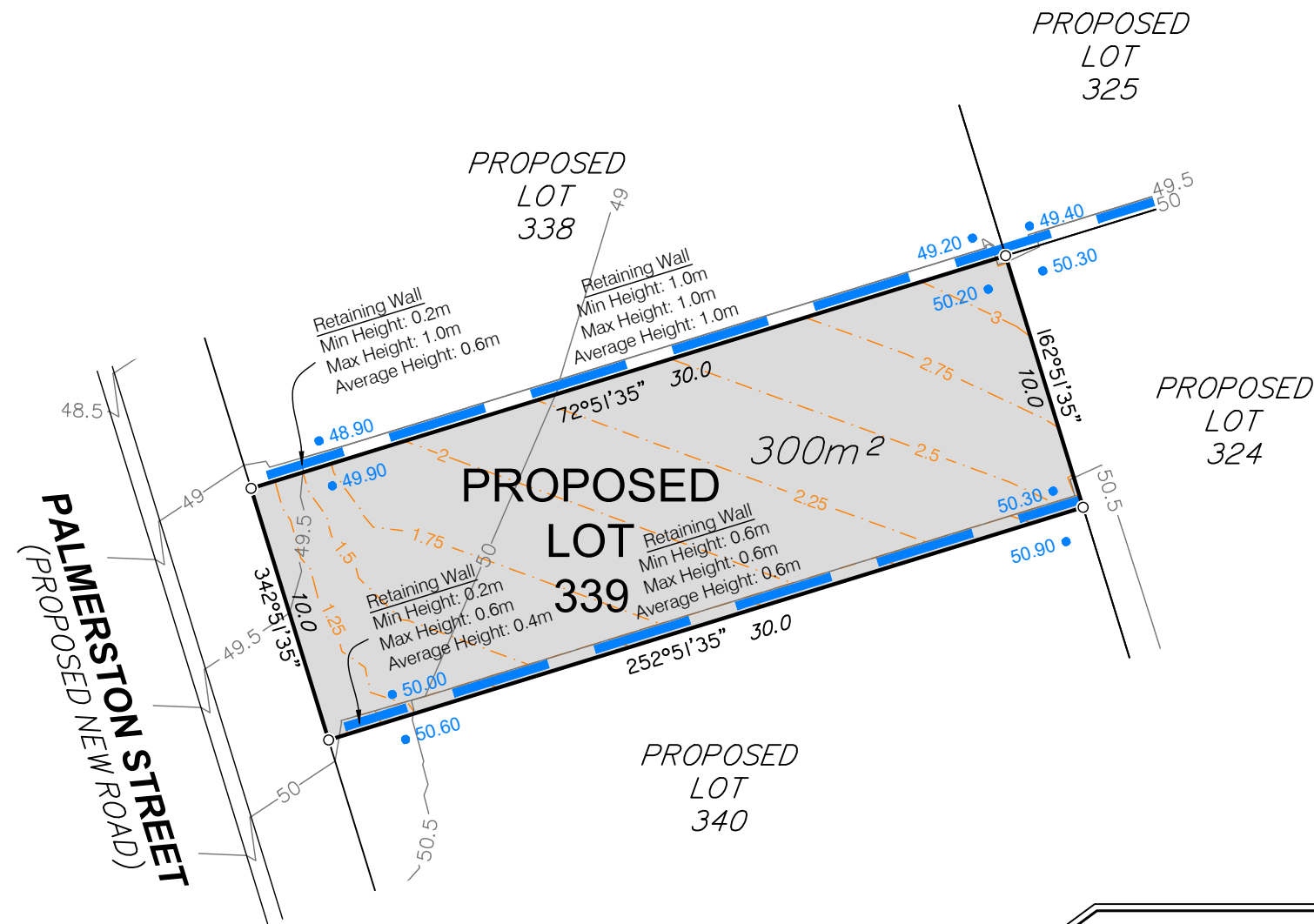
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DRAWN	MIS	DATE	18/01/2022
CHECKED	AJD	DATE	3/02/2022
APPROVED	RG	DATE	3/02/2022



SCALE 1:250 @ A3

UDN  
**BRSS5365-O03- 041 - 1**



## DISCLOSURE PLAN FOR PROPOSED LOT 339

This plan shows:

Details of Proposed Lot 339 on the Proposed Reconfiguration Plan BRSS5365-ORC-8-10 dated 24 June 2020, which accompanied an Amendment Application Request for Application Number 1546/2020/PDA, that was originally approved by the Urban Land Development Authority on 20 November 2012 for land described as Lots 3, 5 & 6 on RP180932. The Amendment Application was approved by Ipswich City Council on 19 October 2020 subject to conditions. Further Minor Alterations to the Application Number 1546/2020/PDA were approved by Ipswich City Council on 14 December 2020 & 19 January 2021 subject to conditions.

This Disclosure Plan was prepared in accordance with the Land Sales Act 1984 to enable the sale of proposed lots. This plan should not be used for design purposes as the details shown on this plan may vary from final site conditions.

Retaining Walls are shown as:

Area of Fill shown as:

Fill ranges in depth from 1.0m to 3.1m.

Compaction of fill will be carried out in accordance with Australian Standard AS 3798-2007, with Level 1 certification.

Design surface contours based on A.H.D. datum at an interval of 0.5m, shown as: 48.5

Depth of fill contours based on A.H.D. datum at an interval of 0.25m, shown as: 0.25

Areas and dimensions shown on this plan are subject to approval by council and registration with the department of resources. Design surface contours, retaining wall heights and fill areas shown hereon have been plotted from data supplied by peak urban on 18/01/2022.

Project:

**AURORA**  
RIPLEY  
**STAGE 3**

Client:

**ORCHARD (DALEYS) DEVELOPMENTS PTY LTD**

Items included in this section are in addition to standard Disclosure Plan requirements (as defined in the Land Sales Act 1984)

Where applicable,

Easements are shown as:

Finished surface levels shown as: 66.30

**NOTE:**

This additional information is indicative only and has been taken from various sources and is a representation of the proposed infrastructure. The actual location should be checked on site after completion of construction.

The dimensions and locations of proposed easements may vary and are subject to final Council approval.



LOCALITY DIAGRAM  
NOT TO SCALE



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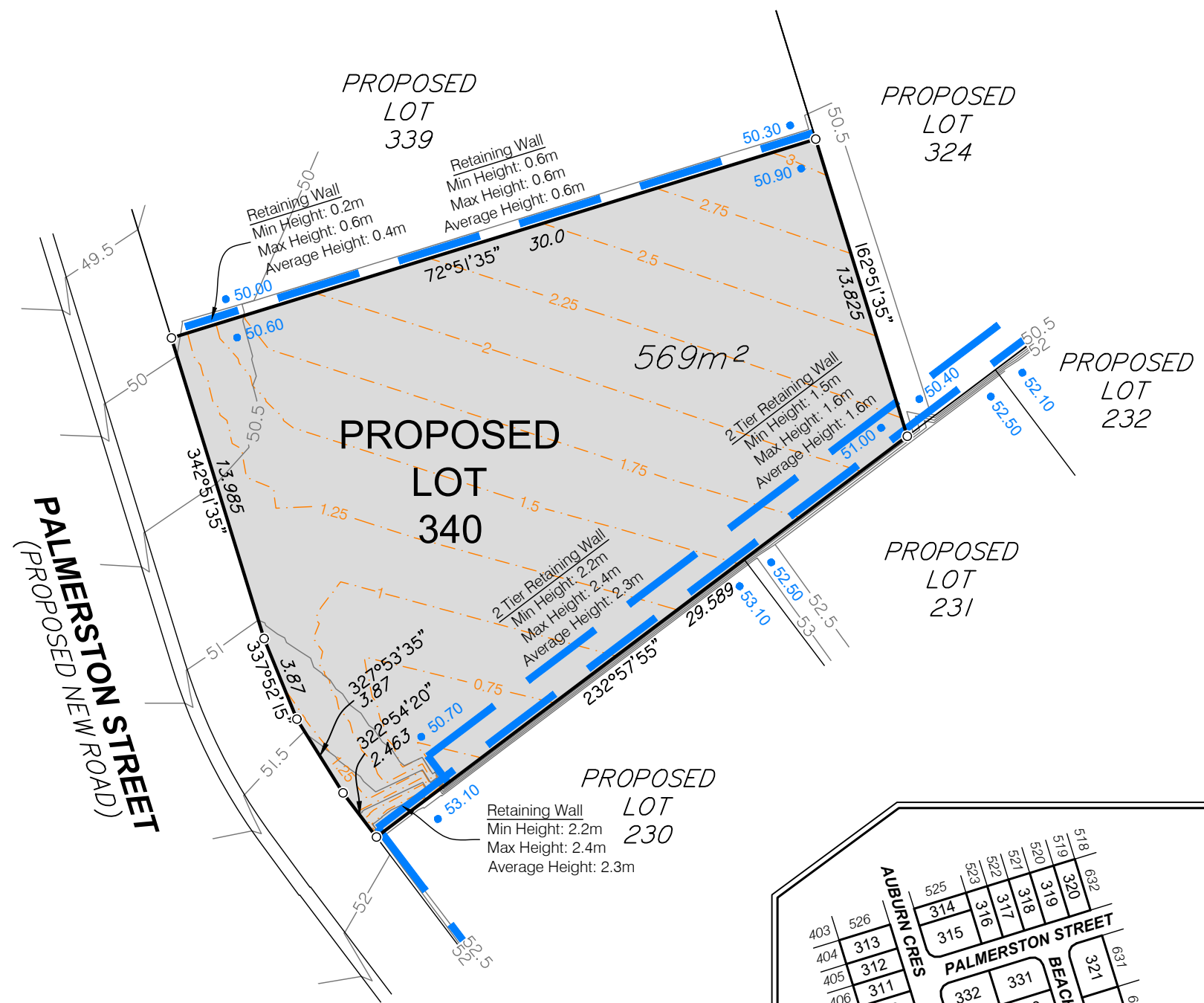
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SCALE 1:250 @ A3

LEVEL DATUM	AHD		
LEVEL ORIGIN	PSM58055 RL37.563		
COMPUTER FILE	BRSS5365-O03-3-1		
SCALE	1:250 @ A3		
DRAWN	MIS	DATE	18/01/2022
CHECKED	AJD	DATE	3/02/2022
APPROVED	RG	DATE	3/02/2022

UDN  
**BRSS5365-O03- 042 - 1**



Items included in this section are in addition to standard Disclosure Plan requirements (as defined in the Land Sales Act 1984)

Where applicable,  
Easements are shown as: Finished surface levels shown as: 66.30

**NOTE:**  
This additional information is indicative only and has been taken from various sources and is a representation of the proposed infrastructure. The actual location should be checked on site after completion of construction.

The dimensions and locations of proposed easements may vary and are subject to final Council approval.

## DISCLOSURE PLAN FOR PROPOSED LOT 340

This plan shows:  
Details of Proposed Lot 340 on the Proposed Reconfiguration Plan BRSS5365-ORC-8-10 dated 24 June 2020, which accompanied an Amendment Application Request for Application Number 1546/2020/PDA, that was originally approved by the Urban Land Development Authority on 20 November 2012 for land described as Lots 3, 5 & 6 on RP180932. The Amendment Application was approved by Ipswich City Council on 19 October 2020 subject to conditions. Further Minor Alterations to the Application Number 1546/2020/PDA were approved by Ipswich City Council on 14 December 2020 & 19 January 2021 subject to conditions.

This Disclosure Plan was prepared in accordance with the Land Sales Act 1984 to enable the sale of proposed lots. This plan should not be used for design purposes as the details shown on this plan may vary from final site conditions.

Retaining Walls are shown as:

Area of Fill shown as:   
Fill ranges in depth from 0.4m to 3.1m.

Compaction of fill will be carried out in accordance with Australian Standard AS 3798-2007, with Level 1 certification.

Design surface contours based on A.H.D. datum at an interval of 0.5m, shown as: 48.5

Depth of fill contours based on A.H.D. datum at an interval of 0.25m, shown as: 0.25

Areas and dimensions shown on this plan are subject to approval by council and registration with the department of resources. Design surface contours, retaining wall heights and fill areas shown hereon have been plotted from data supplied by peak urban on 18/01/2022.

Project:

**AURORA**  
RIPLEY  
**STAGE 3**

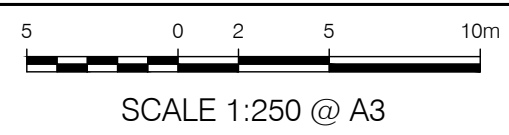
Client:

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LEVEL DATUM	AHD		
LEVEL ORIGIN	PSM58055 RL37.563		
COMPUTER FILE	BRSS5365-O03-3-1		
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CHECKED	AJD	DATE	3/02/2022
APPROVED	RG	DATE	3/02/2022



UDN  
**BRSS5365-O03- 043 - 1**